FINAL SITE PLAN

FAIRFIELD AT CROWN FARM

MULTIFAMILY RESIDENTIAL DEVELOPMENT

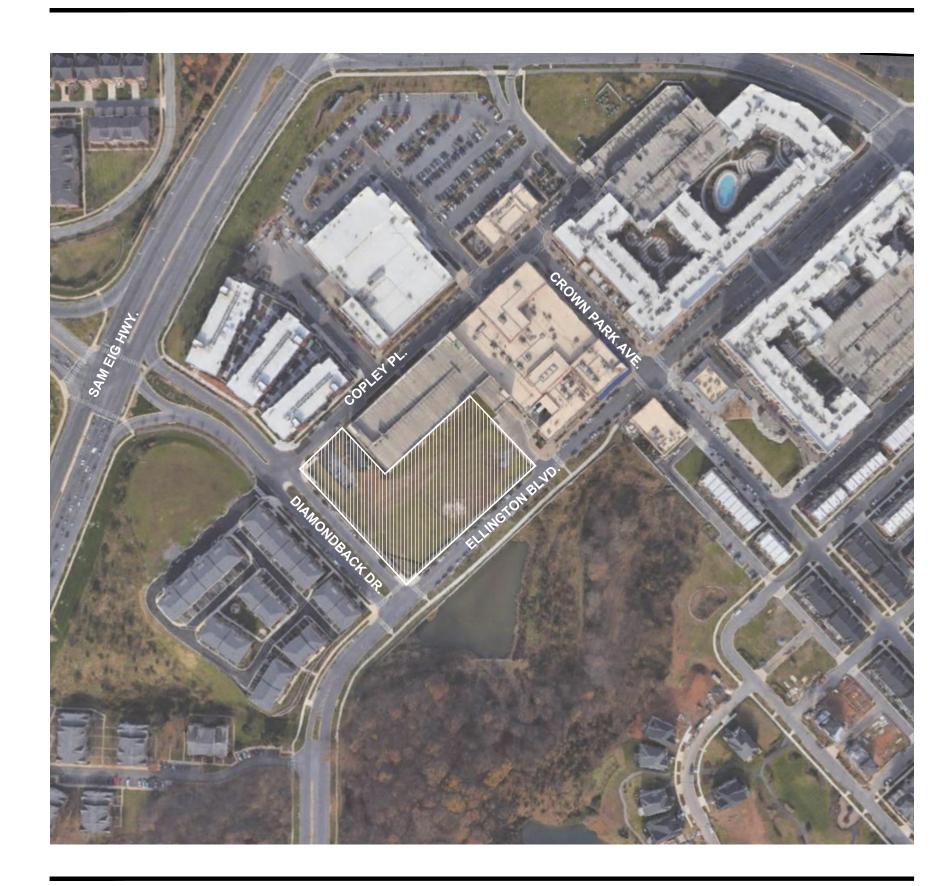
GAITHERSBURG, MD

DATE: APR 2, 2021

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VICINITY MAP



PROJECT TEAM

LANDDESIGN

OWNER/DEVELOPER

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LANDSCAPE ARCHITECT

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CITY OF GAITHERSBURG PLANNING COMMISSION SITE PLAN APPROVAL

> AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON ______ June 16, 2021 APPLICATION NO. SP-8774-2021 WAS GRANTED FINAL SITE PLAN APPROVAL WITH SIX (6) CONDITIONS SEE S.D.JA LETTER.

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

PLANTING NOTES:

- ALL QUANTITIES LISTED IN THE DRAWINGS ARE FOR INFORMATION ONLY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL QUANTITIES AND TO PROVIDE ALL MATERIALS NECESSARY FOR FULL COVERAGE IN ALL PLANTING AREAS AS SPECIFIED ON THE DRAWINGS. ANY DISCREPANCY SHOULD BE
- 2. ALL PLANTS SHOULD BE IN ACCORDANCE WITH ANSI Z60.1 -2014, AMERICAN STANDARD FOR NURSERY STOCK PUBLICATION, APPROVED APRIL 14, 2014, IN
- 3. NEW PLANTS TO BE BALLED AND BURLAPPED OR CONTAINER GROWN, UNLESS OTHERWISE NOTED ON THE PLANT LIST.
- 4. ALL PLANT BEDS SURROUNDING THE PERIMETER OF THE BUILDING STRUCTURES SHALL BE SET WITH A TOP OF SOIL AT A MINIMUM OF 8" BELOW ARCHITECTURAL FINISHED GRADE.
- 5. FOR PLANT BEDS NOT ADJACENT TO BUILDINGS, BUT NEXT TO LANDSCAPE FLATWORK (SIDEWALKS, CURBS, ETC) THE TOP OF SOIL SHALL BE SET 4" BELOW FINISHED GRADE.
- 6. SLOPE ALL PLANT BEDS TO PLANTER DRAINS AS SHOWN ON THE PLANS.
- 7. TREES SHALL BE TAGGED AND APPROVED BY THE LANDSCAPE ARCHITECT AT THE NURSERY PRIOR TO DIGGING OR DELIVERY TO THE SITE.
- 8. CALIPER SIZE OF STREET TREES IN PUBLIC RIGHT-OF-WAY ARE SPECIFIED AT MINIMUM OF 4". CONTRACTORS SHALL TAKE NOTE OF THE STREET TREES ON THE PLANS WHICH ARE TO BE PROTECTED IN PLACE. THESE TREES ARE TO BE PROTECTED DURING CONSTRUCTION, AND SHALL BE REPLACED IF DAMAGED BY CONSTRUCTION. REPLACEMENTS SHALL BE OF THE SAME SPECIES, REQUIRED CALIPER SIZE, AND REPLACED IN LOCATION OF DAMAGED TREE.
- 9. ALL PLANT MATERIAL SHALL CONFORM TO THE SIZE SPECIFICATIONS (CALIPER, HEIGHT AND SPREAD) GIVEN IN THE PLANT SCHEDULE AND SHALL BE NURSERY GROWN UNLESS SPECIFIED OTHERWISE.
- 10. ANY PLANT SUBSTITUTION SHALL BE APPROVED BY LANDDESIGN PRIOR TO PURCHASE.

ADDITION, NEW PLANT MATERIAL FOR THE PROJECT SHALL BE OF SPECIMEN QUALITY.

- 11. SIZES LISTED ARE MIN. AND REFER TO HEIGHT, UNLESS OTHERWISE SPECIFIED.
- 12. LANDSCAPE CONTRACTOR SHALL NOT PLANT TREES BEFORE ROUGH GRADING HAS BEEN ACCEPTED, AND SHALL STAKE OUT LOCATIONS OF ALL TREES TO BE PLANTED FOR REVIEW BY LANDDESIGN PRIOR TO INSTALLING. LANDDESIGN RESERVES THE RIGHT TO ADJUST TREE LOCATIONS IN THE FIELD AS
- 13. SHRUB/GROUNDCOVER BEDS SHALL BE STAKED FOR REVIEW BY LANDDESIGN/OWNER'S REPRESENTATIVE PRIOR TO EXCAVATION AND OR BED
- 14. LANDSCAPE CONTRACTOR SHALL INSTALL ALUMINUM LANDSCAPE EDGING BETWEEN PLANTING BEDS AND LAWNS, OR AS SHOWN IN DETAILS.
- 15. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION OF ALL UNDERGROUND UTILITIES. PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO THE INSTALLATION OF ANY PLANT MATERIAL.
- 16. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADVISE LANDDESIGN OF ANY CONDITION FOUND ON THE SITE WHICH PROHIBITS INSTALLATION AS SHOWN ON THE DRAWINGS.
- 17. LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL COORDINATION WITH OTHER CONTRACTORS ON SITE AS REQUIRED TO ACCOMPLISH ALL PLANTING
- OPERATIONS. 18. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY GROWING CONDITION AND MUST BE REPLACED WITH PLANT OF SAME VARIETY AND SIZE IF
- DAMAGED, DESTROYED, DEAD AND /OR REMOVED.
- 19. LANDSCAPE CONTRACTOR SHALL BE RESPONSIBLE FOR FINE GRADING AND REMOVAL OF DEBRIS PRIOR TO PLANTING IN ALL AREAS.
- 20. FINAL FINISHED GRADING SHALL BE REVIEWED BY LANDDESIGN. CONTRACTOR IS RESPONSIBLE FOR ANY ADDITIONAL TOPSOIL REQUIRED TO CREATE A SMOOTH CONDITION SUITABLE FOR PLANTING.
- 21. TREES OVERHANGING PUBLIC AND PRIVATE STREETS, WALKS, AND /OR PARKING LOTS SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF SEVEN (7) FEET. 22. LANDSCAPE CONTRACTOR IS REQUIRED TO PERFORM A TREE PIT PERCOLATION TEST FOR EACH TREE PIT PRIOR TO INSTALLATION. IF TREE PIT DOES NOT DRAIN WITHIN A 24-HOUR PERIOD, THE CONTRACTOR WILL BE REQUIRED TO PROVIDE A GRAVEL SUMP, FILTER FABRIC AND STAND PIPE. ALL TREE PIT SUMPS SHALL BE INCLUDED IN IN THE CONTRACTOR'S BASE BID AS A UNIT PRICE AND PROVIDE AS A DEDUCT ALTERNATE PER TREE PIT SUMPS NOT
- 23. LANDSCAPE CONTRACTOR IS RESPONSIBLE TO REVIEW SITE ENVIRONMENTAL CONDITIONS PRIOR TO AND DURING INSTALLATION OF PLANT MATERIAL. ANY DISCREPANCIES OR CONCERNS BETWEEN THE ENVIRONMENTAL SITE CONDITIONS (I.E., SOIL TYPE, WATER, CLIMATE, WIND, SUN EXPOSURE ETC.) AND THE PLANT MATERIAL SPECIFIED WITHIN THE DRAWING SHALL BE BROUGHT TO THE ATTENTION OF LANDDESIGN AND/OR OWNER, AND SHALL BE DONE SO IN WRITING. CONTRACTOR SHALL PROVIDE SUGGESTED SOLUTIONS FOR ALTERNATIVE PLANT MATERIAL PROPOSED FOR SUBSTITUTION. LANDDESIGN TO REVIEW CONDITIONS AND INFORMATION SUBMITTED BY CONTRACTOR AND WILL ISSUE DIRECTIVE. SHOULD PLANT MATERIAL DIE BECAUSE OF ENVIRONMENTAL CONDITIONS DESCRIBED ABOVE, THE LANDSCAPE CONTRACTOR ASSUMES ALL WARRANTY AND GUARANTEE OF THE PLANT MATERIAL
- 24. ALL NEW PLANTING AREAS SHALL BE BACKFILLED WITH PLANTING SOIL THAT IS A MIXTURE OF 40-50% IMPORTED UNSCREENED TOPSOIL, 40-45% COARSE SAND, AND 10% COMPOST. FINAL TESTED ORGANIC MATTER SHALL BE BETWEEN 2.75 AND 4% (BY DRY WEIGHT). BACKFILL SHALL BE TO A DEPTH OF 18" FOR SHRUB AND GROUNDCOVER ZONES AND 36" FOR TREE PITS.
- 25. AFTER PLANTING SOIL MIXES ARE INSTALLED IN PLANTING BED AREAS AND JUST PRIOR TO THE INSTALLATION OF SHRUB OR GROUNDCOVER PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE GRADES SLIGHTLY ABOVE THE FINISHED GRADES, IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN.
- 26. IN ALL EXISTING PLANTING AREAS DESIGNATED TO RECEIVE NEW PLANTINGS, SPREAD 3-4 INCHES OF COMPOST OVER THE BEDS AND ROTO TILL INTO THE TOP 8 INCHES OF THE PLANTING SOIL. THIS WILL RAISE THE GRADES SLIGHTLY ABOVE THE FINISHED GRADES. IN ANTICIPATION GRADES WILL SETTLE WITHIN A FEW MONTHS AFTER INSTALLATION AS COMPOST BREAKS DOWN. IN NO CASE WILL THIS BE PERFORMED WHERE IT MAY NEGATIVELY IMPACT THE HEALTH OF ADJACENT, EXISTING PLANT MATERIALS WHICH ARE DESIGNATED TO REMAIN.
- 27. ALL PLANT AREAS SHALL RECEIVE 3" OF HARDWOOD MULCH. MULCH NOT TO BE PILED AT THE BASE OF TREE.
- 28. AREAS TO BE SEEDED OR SODDED SHALL RECEIVE 6" OF LOAM, MEASURED AFTER COMPACTION, PRIOR TO SEEDING
- 29. EXISTING LAWN AREAS DESIGNATED TO REMAIN SHALL BE AERATED, FERTILIZED AND OVERSEEDED.
- 30. IN ADDITION TO LOCATIONS DEFINED FOR SEED ON THE PLANTING PLAN, ALSO SEED GRASS AREAS WHICH HAVE BEEN DISTURBED BY THE CONSTRUCTION.
- 31. LANDSCAPE CONTRACTOR TO WARRANTY ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR. THE CONTRACTOR AGREES TO REPLACE DEFECTIVE WORK AND DEFECTIVE PLANTS. AND THAT THE OWNER'S REPRESENTATIVE SHALL MAKE THE FINAL DETERMINATION IF PLANTS MEET THE REQUIRED SPECIFICATIONS OR THAT PLANTS ARE DEFECTIVE. PLANTS DETERMINED TO BE DEFECTIVE SHALL BE REMOVED IMMEDIATELY UPON NOTIFICATION BY THE OWNER'S REPRESENTATIVE AND REPLACED WITHOUT COST TO THE OWNER. AS SOON AS WEATHER CONDITIONS PERMIT AND WITHIN THE SPECIFIED PLANTING PERIOD. THE REPLACED MATERIALS SHALL ALSO RECEIVE A WARRANTY PERIOD OF ONE YEAR WHICH STARTS AT THE DATE OF INSTALLATION. BULBS, ANNUAL FLOWERS, AND SEASONAL COLOR PLANTS SHALL ONLY BE WARRANTED FOR THE PERIOD OF THE EXPECTED BLOOM OR PRIMARY DISPLAY.

PLANTERS/POTS/SEASONAL PLANTING NOTES:

- 1. SOIL SHOULD BE NUTRIENT-RICH. MOISTURE CONTAINING PLANTING MEDIUM AND BE A MINIMUM 18" DEPTH FOR SEASONALS. PERENNIALS AND SMALL SHRUBS; MINIMUM 36" DEPTH FOR ALL TREES.
- 2. A LAYER OF WASHED AGGREGATE SHALL BE PLACED IN THE BASE OF EACH PLANTER POT TO A MINIMUM 6" DEPTH OR AS ALLOWABLE BY REQUIRED SOIL DEPTH. PLACE FILTER FABRIC BETWEEN SOIL MEDIUM AND RIVER ROCK AND SOIL MEDIUM AND PLANTER EDGES. OVERLAP FABRIC 6" MINIMUM TO MINIMIZE
- PLANTER POTS ARE INTENDED TO BE CONNECTED TO THE IRRIGATION SYSTEM. IN THE EVENT THAT PLANTER POTS DO NOT RECEIVE AUTOMATED IRRIGATION, PLANTERS POTS WHICH DO NOT RECEIVE IRRIGATION SHALL BE HAND-WATERED. HAND WATERING SHOULD OCCUR MINIMUM 2 TIMES PER WEEK DURING COOLER AND RAINY SEASONS AND INCREASED TO EVERY 2-3 DAYS DURING HOT/DRY WEATHER. ALWAYS CHECK SOIL 6" BELOW SURFACE FOR SATURATION PRIOR TO WATERING TO PREVENT OVERWATERING/DROWNING OF PLANT MATERIAL
- WHEN APPLICABLE, PLANTS TO REMAIN IN CONTAINERS FOR DURATION OF SEASON ARE SHOWN IN THE "PERMANENT" LAYOUT. EACH SEASON WILL HAVE ITS OWN PLANT MATERIAL, SOME OF WHICH MAY LAST ALL YEAR. ROTATE IN THE PLANTS NOTED FOR EACH SEASON.
- 5. IF PLANT MATERIAL DIES DURING A SEASON AND IS EXPECTED TO REMAIN FOR AN ADDITIONAL SEASON, CONTRACTOR IS TO REPLACE AT TIME OF NEXT SEASONAL ROTATION.
- 6. CONTACT LANDDESIGN FOR ANY REQUIRED SUBSTITUTIONS.
- 7. ALL PLANTS SHOULD BE FULL AT TIME OF INSTALLATION AND COVER 75% OF POT SURFACE AREA.
- 8. AVOID PLANTING IN THE ROOT ZONE OF ANY PERMANENT TREES, SHRUBS, OR PERENNIALS.
- 9. SEASONAL PLANTS SHOULD BE REMOVED FOLLOWING THE FIRST MAJOR FROST DIEBACK AND REPLACED WITH EVERGREEN BOUGHS OR OTHER OWNER APPROVED WINTER DECOR. TREES, SHRUBS AND PERENNIALS SHOULD REMAIN IN THE CONTAINERS YEAR ROUND AND REPLACED ONLY AS NECESSARY.

IRRIGATION NOTES:

- 1. A FULLY AUTOMATED IRRIGATION SYSTEM PROVIDING 100% COVERAGE SHALL BE PROVIDED FOR ALL PLANTING AREAS, UNLESS NOTED OTHERWISE. SYSTEM SHALL BE IN OPERATION PRIOR TO INSTALLATION OF ANY PLANT MATERIAL OTHER THAN CANOPY TREES.
- . ALL PLANTING BEDS/ SHRUB AND GROUNDCOVER AREAS TO BE IRRIGATED WITH EITHER 12" SPRAY POP-UPS AND/OR A LANDSCAPE DRIP-LINE SYSTEM, UNLESS NOTED OTHERWISE.
- 3. ALL PLANTER POTS AND RAISED PLANTERS TO BE IRRIGATED WITH MICRO SPRAY SPRINKLER HEADS.
- 4. AREAS INDICATED AS LAWN (WITHIN THE MOW LINE) ARE TO BE IRRIGATED VIA SPRAY. THIS DOES NOT APPLY TO ARTIFICIAL TURF.
- 5. IRRIGATION SYSTEM IS DESIGN/BUILD. CONTRACTOR TO PROVIDE DRAWINGS AND CUT SHEETS OF ALL COMPONENTS.
- 6. PROVIDE AS-BUILT DRAWINGS OF IRRIGATION AFTER INSTALLATION.
- 7. IRRIGATION TO BE PROVIDED TO EXISTING STREETSCAPE TREES, TREE WELLS, AND PLANT BEDS. CARE SHALL BE TAKEN TO MINIMIZE IMPACT TO EXISTING TREE ROOT ZONES.

MATERIALS + PAVING NOTES:

- 1. ALL MATERIALS, CONSTRUCTION METHODS, WORKMANSHIP, EQUIPMENT SERVICES AND TESTING FOR ALL IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS. IN THE EVENT OF A CONFLICT BETWEEN THE PROJECT DOCUMENTS AND THE GOVERNING AUTHORITIES' REQUIREMENTS, THE MORE STRINGENT SHALL APPLY.
- 2. SUBGRADE PREPARATION, PAVEMENT STRENGTH AND THICKNESS SHALL BE IN ACCORDANCE WITH THE GEOTECHNICAL REPORT PREPARED FOR THIS
- 2.1. PROOF-ROLL SUBGRADE: PRIOR TO PREPARATION OF THE SUBBASE, THE SUBGRADE SHALL BE PROOF-ROLLED WITH HEAVY PNEUMATIC EQUIPMENT. ANY SOFT OR PUMPING AREAS SHALL BE EXCAVATED TO FIRM SUBGRADE AND BACKFILLED AND COMPACTED IN ACCORDANCE WITH THE GEOTECHNICAL REPORT.
- 2.2. PAVEMENT SUBGRADE SHALL BE GRADED TO PREVENT PONDING AND INFILTRATION OF EXCESSIVE MOISTURE ON OR ADJACENT TO THE PAVEMENT SUBGRADE.
- 3. THE USE OF "LEVEL UP" SAND UNDER PAVEMENT WILL NOT BE ACCEPTED, UNLESS NOTED OTHERWISE.
- 4. CONCRETE SHALL NOT BE PLACED WHEN THE TEMPERATURE IS BELOW 40 DEGREES FAHRENHEIT AND FALLING, BUT MAY BE PLACED WHEN THE TEMPERATURE IS ABOVE 35 DEGREES FAHRENHEIT AND RISING. THE TEMPERATURE READING SHALL BE TAKEN IN THE SHADE AWAY FROM ARTIFICIAL
- 4.1. DO NOT PLACE CONCRETE WHILE IT IS RAINING OR WHEN RAIN IS IMMINENT.
- 5. CAST IN PLACE CONCRETE SHALL MEET THE FOLLOWING REQUIREMENTS OR AS REQUIRED BY THE AUTHORITIES HAVING JURISDICTION:
- 5.1. MINIMUM 3,000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, UNLESS NOTED OTHERWISE.
- 5.2. AGGREGATES: ASTM C33 MAX 3/4" IN SIZE, UNLESS NOTED OTHERWISE 5.3. SLUMP: 3 TO 5 INCHES
- 5.4. AIR CONTENT: 4 TO 6 PERCENT BY VOLUME
- PEDESTRIAN AREA: 4" THICK, UNLESS NOTED OTHERWISE BY THE STRUCTURAL ENGINEERS OR GEOTECH REPORT. CONTRACTOR TO CONFIRM THICKNESS PRIOR TO PURCHASING MATERIALS.
- 6.2. ALL OTHER CONCRETE COMPONENTS INSTALL PER SIZE SPECIFIED IN DRAWINGS
- CONCRETE REINFORCING:
- 7.1. 4" THICK PAVING: #3's AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
- 7.2. 6" THICK PAVING: #4s AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
- 7.3. 8" THICK PAVING: #5's AT 24" SPACING UNLESS NOTED OTHERWISE IN DRAWINGS
- 7.4. ALL REINFORCING STEEL AND DOWEL BARS IN PAVEMENT SHALL BE SUPPORTED AND MAINTAINED AT THE CORRECT CLEARANCES BY THE USE OF BAR CHAIRS.
- 8. CONTROL JOINTS (TROWEL OR SAW CUT)
 - 8.1. TO BE PLACED AS INDICATED ON PLANS AND DETAILS TO A MINIMUM DEPTH OF 1/8 OF CONCRETE THICKNESS.
 - 8.2. SAW CUT JOINTS TO BE EXECUTED WITHIN 12 HOURS OF CONCRETE PLACEMENT
 - 8.3. SAWN JOINTS ARE TO BE TRUE IN ALIGNMENT AND SHALL CONTINUE THROUGH ADJACENT CURBS. RADIAL JOINTS SHALL BE NO SHORTER THAN 18".
 - SAWN JOINTS TO BE CLEANED OF DEBRIS, DIRT, DUST, SCALE, CURING COMPOUND AND CONCRETE, BLOWN DRY AND IMMEDIATELY SEALED. SEALANT MATERIAL SHALL BE SONNEBORN SONOLASTIC SL2 MULTI-COMPONENT, SELF-LEVELING, ELASTOMERIC POLYURETHANE OR EQUIVALENT. SEALANT COLOR SHALL MATCH PAVEMENT.

9. EXPANSION JOINTS

- 9.1. PLACE AT A MAXIMUM SPACING OF 30' O.C. AND COORDINATE WITH OVERALL PAVING PATTERN AND COLOR.
- 9.2. PROVIDE DOWELS AS SPECIFIED IN DRAWING DETAILS.
- 9.3. CONTRACTOR SHALL PREPARE A JOINT LAYOUT AND PROVIDE IT TO THE ENGINEER FOR REVIEW. THE JOINT LAYOUT SHALL BE PROVIDED A MINIMUM OF ONE WEEK PRIOR TO PLACING CONCRETE. PATTERN SHALL BE CAREFULLY DESIGNED BY THE CONTRACTOR TO AVOID IRREGULAR SHAPES. EXPANSION JOINTS SHALL NOT BE LOCATED ALONG VALLEYS IN PAVEMENT. ALSO REFER TO LANDSCAPE LAYOUT PLANS FOR SUGGESTED LOCATIONS OF EXPANSION JOINTS.
- 9.4. SEE ALSO CIVIL ENGINEERING DRAWINGS.
- 10. ALL CONSTRUCTION JOINTS SHALL BE SAWN, CONCRETE FINISHES TO BE PER DRAWING DETAILS AND SPECIFICATIONS.
- 11. CONCRETE SHALL BE STRAIGHT BROOM FINISHED AND CURED FOR A MINIMUM OF 72 HOURS UNLESS NOTED OTHERWISE
- 12. BREAKOUTS FOR REMOVAL OF EXISTING PAVEMENT AND CURBS SHALL BE MADE BY FULL DEPTH SAW CUT WHEN ADJACENT TO PROPOSED PAVEMENT AND/OR CURBS.
- 13. PROPOSED PAVEMENT AND/OR CURBS INTENDED TO TIE INTO EXISTING SHALL MATCH SHALL MATCH THE ELEVATION OF EXISTING PAVEMENT AND/OR
- 14. CONTRACTOR SHALL REFER TO THE SITE CIVIL, MEP AND IRRIGATION PLANS FOR CONDUIT TO BE INSTALLED UNDER PAVEMENT PRIOR TO COMMENCING PAVEMENT SUBGRADE PREPARATION.
- 15. ALL TESTING SHALL BE PERFORMED BY A QUALIFIED TESTING LABORATORY, EMPLOYED AND PAID DIRECTLY BY THE OWNER. TESTING SHALL BE PERFORMED. AT A MINIMUM, IN ACCORDANCE WITH THE RECOMMENDATIONS IN THE GEOTECHNICAL REPORT. IN THE EVENT THE RESULTS OF THE INITIAL TESTING DO NOT COMPLY WITH THE PLANS AND THE SPECIFICATIONS, SUBSEQUENT TEST NECESSARY TO DETERMINE THE ACCEPTABILITY OF CONSTRUCTION SHALL BE AT THE CONTRACTOR'S EXPENSE. PAVEMENT FOUND TO BE DEFICIENT IN STRENGTH OR THICKNESS SHALL BE REMOVED AND REPLACED SOLELY AT THE EXPENSE OF THE CONTRACTOR.

ACCESSIBILITY NOTES:

- REFER TO THE US ADA ACCESSIBILITY GUIDELINES (2010 ADA STANDARDS FOR ACCESSIBLE DESIGN).
- 2. CROSS SLOPE ON PAVED SURFACES SHALL BE 2% MAXIMUM, UNLESS NOTED OTHERWISE.
- RUNNING SLOPE ON PAVED SURFACES SHALL BE 5% MAXIMUM, UNLESS NOTED OTHERWISE. SLOPES IN EXCESS OF 5% MAX, SHALL INCLUDE
- ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM, AND PROTRUDING OBJECTS GREATER THAN 4" PROJECTION FROM WALL AND ABOVE 27" AND LESS THAN 80". CONTRACTOR SHALL VERIFY THAT THERE ARE NO BARRIERS IN THE PATH OF
- 5. ALL CURB RAMPS SHALL BE BROOM FINISHED PERPENDICULAR TO SLOPE.
- 6. ALL CURB RAMPS SHALL HAVE A 1:12 MAX SLOPE IN THE DIRECTION OF TRAVEL, 2% MAX CROSS SLOPE.
- 7. IT IS THE INTENT OF THE CONTRACT DOCUMENTS TO COMPLY WITH ALL APPROPRIATE FAIR HOUSING ACCESSIBILITY GUIDELINES AND GENERAL NOTES FOR PUBLIC AND COMMON USE FACILITIES. REPORT ANY DISCREPANCIES TO LANDDESIGN.
- 8. ALL ENTRANCES AND ALL EXTERIOR GROUND FLOOR EXIT DOORS TO BUILDING AND FACILITIES SHALL BE MADE ACCESSIBLE TO PERSONS WITH DISABILITIES.
- 9. THRESHOLDS SHALL NOT EXCEED 1/2" IN HEIGHT.
- 10. OPENING HARDWARE IS CENTERED BETWEEN 30" AND 44" ABOVE FINISH FLOOR.
- 11. THE BOTTOM 10" OF ALL DOORS (EXCEPT AUTOMATIC AND SLIDING DOORS) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.
- 12. PULL SIDE OF THE STRIKE EDGE OF DOOR/GATE REQUIRES MINIMUM OF 18" CLEAR AND LEVEL. PUSH SIDE OF THE STRIKE EDGE FOR ALL DOORS/GATES THAT ARE EQUIPPED WITH BOTH A LATCH AND A CLOSURE REQUIRES MINIMUM OF 12" CLEAR AND LEVEL.

GENERAL NOTES:

- BASE INFORMATION, INCLUDING EXISTING CONDITIONS, TOPOGRAPHY, EXISTING UTILITIES, AND BOUNDARY INFORMATION IS FROM PLANS BY BOHLER, 16701 MELFORD BLVD, SUITE 310, BOWIE, MD. 20715. PHONE: 571.253.6950. BASE FILES RECEIVED BY LANDDESIGN ON 11/24/2020.
- ARCHITECTURAL INFORMATION IS FROM PLANS BY: DWELL DESIGN STUDIO. 8200 GREENSBORO DR, SUITE 650, TYSONS, VA. 22102 PHONE: 817.684.0088. BASE FILES RECEIVED BY LANDDESIGN ON 01/08/2020.
- WRITTEN DIMENSIONS PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
- 4. DIMENSIONS ARE TO FACE OF OBJECT, UNLESS NOTED OTHERWISE.
- 5. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UNDERGROUND UTILITIES, PIPES, STRUCTURES, AND LINE RUNS IN THE FIELD PRIOR TO CONSTRUCTION. ANY DAMAGE TO NEW AND EXISTING UTILITIES ARE TO BE REPAIRED IMMEDIATELY AT NO ADDITIONAL EXPENSE TO THE OWNER. LANDDESIGN ASSUMES NO RESPONSIBILITY FOR ANY UTILITIES NOT SHOWN ON PLANS.
- ALL PROPOSED FINISHED GRADES ARE BASED ON INFORMATION PROVIDED BY THE OWNER'S SURVEY AND OR CIVIL ENGINEER. ANY DISCREPANCIES IN ACTUAL FIELD MEASUREMENTS ARE TO BE REPORTED TO LANDDESIGN IMMEDIATELY. LANDDESIGN SHOULD BE NOTIFIED OF ANY GRADING
- PRIOR TO COMMENCEMENT OF HARDSCAPE CONSTRUCTION, ALL PIERS, FOOTINGS, AND WALLS ARE TO BE SURVEYED, LAID OUT, AND STAKED IN THE FIELD FOR REVIEW BY LANDDESIGN. CONTRACTOR SHALL ASSUME ALL RESPONSIBILITY FOR ANY DEMOLITION, ADJUSTMENTS, OR RECONSTRUCTION OF HARDSCAPE CONSTRUCTION RESULTING FROM UNAUTHORIZED CONSTRUCTION.

CONTRACTOR IS RESPONSIBLE TO PROVIDE AND INSTALL ALL ITEMS PER DRAWINGS AND SPECIFICATIONS. NOTIFY LANDDESIGN OF ANY MAJOR

- DISCREPANCIES BETWEEN CONTRACTOR'S VERIFIED QUANTITIES, BID BOOK, AND INTENT OF DRAWINGS.
- CONTRACTOR IS RESPONSIBLE FOR ALL FINAL QUANTITIES PER DRAWINGS AND SPECIFICATIONS. ANY QUANTITIES PROVIDED BY LANDDESIGN ARE PROVIDED FOR CONVENIENCE ONLY AND SHALL NOT BE CONSIDERED ABSOLUTE.
- 10. THE CONTRACTOR SHALL EXAMINE AND BECOME FAMILIAR WITH ALL CONTRACT DOCUMENTS IN THEIR ENTIRETY. SURVEY THE PROJECT AND BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND SCOPE OF WORK. ALL COSTS SUBMITTED SHALL BE BASED ON THOROUGH KNOWLEDGE OF ALL WORK AND MATERIALS REQUIRED. ANY DISCREPANCY AND/ OR UNCERTAINTY AS TO WHAT MATERIAL OR PRODUCT IS TO BE USED, SHALL BE VERIFIED WITH THE OWNER OR LANDDESIGN PRIOR TO BIDDING.
- 11. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES REQUIRED FOR SAFE EXECUTION AND COMPLETION OF WORK, AND FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN
- 12. IN THE EVENT A DISCREPANCY IS FOUND IN THE CONTRACT DOCUMENTS, THE OWNER & LANDDESIGN SHALL BE NOTIFIED IMMEDIATELY.
- 13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS IN THE FIELD AND NOTIFY LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- 14. CONTRACTOR SHALL VERIFY ALL MEASUREMENTS AT THIS SITE AND AND BE RESPONSIBLE FOR ACCURACY AND CORRECTNESS OF THE SAME.
- 15. CONTRACTOR SHALL COORDINATE WORK WITH ALL OTHER TRADES AND NOTIFY OWNER & LANDDESIGN OF ANY DISCREPANCIES PRIOR TO CONSTRUCTION. 16. THE CONTRACTOR SHALL EMPLOY, AS REQUIRED BY GOVERNING AUTHORITIES, AN APPROVED TESTING LABORATORY TO MAKE ALL TESTS FROM
- 7. ALL EXISTING WORK OR LANDSCAPING NOT SHOWN TO BE ALTERED OR REMOVED SHALL BE PROTECTED FROM DAMAGE DURING CONSTRUCTION. THE CONTRACTOR(S) SHALL BEAR THE TOTAL EXPENSE FOR, AND SHALL REPAIR ANY DAMAGE TO EXISTING CONDITIONS, OR IMPROVEMENTS NOT

CONCRETE, SOIL COMPACTION AND WELDING TO INSURE COMPLIANCE WITH PLANS, STANDARDS AND CODES. COST SHALL BE INCLUDED AS INCIDENTAL

INDICATED IN THE DRAWINGS OR SPECIFICATIONS TO RECEIVE ALTERATION, ADDITIONS OR REMOVAL.

LAYOUT NOTES:

- ALL MATERIALS AND CONSTRUCTION WITHIN RIGHT OF WAYS SHALL BE IN ACCORDANCE WITH THE MARYLAND STANDARD SPECIFICATIONS AND CONSTRUCTION STANDARDS, AND STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION.
- EXISTING UTILITIES ARE SHOWN BASED ON PLANS FROM THE CIVIL ENGINEER AND ARE FOR THE CONTRACTOR'S GUIDANCE ONLY. THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES, AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE CONTRACTOR MUST CALL THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS PRIOR TO ANY EXCAVATION TO REQUEST EXACT FIELD LOCATION OF UTILITIES.
- CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING IMPROVEMENTS IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR REPAIRS OF DAMAGE TO ANY EXISTING IMPROVEMENTS DURING CONSTRUCTION. REPAIRS SHALL BE EQUAL TO OR BETTER THAN CONDITION PRIOR TO CONSTRUCTION.
- ALL ONSITE PAVING DIMENSIONS ARE TO THE FACE OF CURB, WHERE APPLICABLE, UNLESS NOTED OTHERWISE
- 5. ALL CURB RADII AND SIDEWALK RETURNS ARE 2' UNLESS NOTED OTHERWISE.
- 6. ALL PAVING AND EARTHWORK OPERATIONS SHALL CONFORM TO THE PROJECT GEOTECHNICAL REPORT.
- 7. REFER TO THE BOUNDARY SURVEY AND PLAT TO VERIFY PROPERTY LINES AND EASEMENT LOCATIONS. 8. THE CONTRACTOR SHALL REFER TO THE ARCHITECTURAL PLANS TO VERIFY THE EXACT BUILDING DIMENSIONS.
- 9. LAY PAVERS IN PATTERN(S) AS SPECIFIED IN THE PRODUCT SCHEDULE, PLANS, AND/OR ENLARGEMENTS, PLACE UNITS HAND TIGHT WITHOUT USING HAMMERS. MAKE HORIZONTAL ADJUSTMENTS TO PLACEMENT OF LAID PAVERS WITH RUBBER HAMMERS AS REQUIRED.
- 10. PROVIDE JOINTS BETWEEN PAVERS BETWEEN 1/16 IN. AND 3/16 IN. (2 AND 5 MM) WIDE. NO MORE THAN 5% OF THE JOINTS SHALL EXCEED 1/4" WIDE TO
- ACHIEVE STRAIGHT BOND LINES, UNLESS OTHERWISE NOTED BASED ON THE PRODUCT INFORMATION FROM THE MANUFACTURER. 11. JOINT (BOND) LINES SHALL NOT DEVIATE MORE THAN ±1/2 IN. (±15 MM) OVER 50 FT. (15 M) FROM STRING LINES.
- 12. FILL GAPS AT THE EDGES OF THE PAVED AREA WITH CUT PAVERS OR EDGE UNITS.

18. CONTRACTOR SHALL CONTACT MISS UTILITY PRIOR TO ANY EXECUTION.

- 13. CUT PAVERS TO BE PLACED ALONG THE EDGE WITH A MASONRY SAW. 14. ADJUST BOND PATTERN AT PAVEMENT EDGES SUCH THAT CUTTING OF EDGE PAVERS IS MINIMIZED.
- 15. IN NO CASE SHALL A CUT PAVER BE LESS THAN 1/3 FULL PAVER SIZE.
- 16. EDGE CONSTRAINTS SHALL BE USED AROUND ALL PAVER FIELDS AS SHOWN IN THE CONTRACT DRAWINGS.
- 17. PAVER DIMENSIONS ARE NOMINAL. PRIOR TO POURING SLABS, BANDING, OR OTHERWISE SETTING PAVER FIELDS, VERIFY ACTUAL PAVER SIZES AND LAYOUT OF THE PAVER FIELDS. MAKE MINOR ADJUSTMENTS TO EDGE CONSTRAINTS AS REQUIRED TO ACCOMMODATE ACTUAL PAVER SIZES. NOTIFY LANDDESIGN IMMEDIATELY OF DISCREPANCIES AND/OR ADJUSTMENTS.
- 18. CONTRACTOR HALL STAKE/ MARK THE LAYOUT PLAN IN THE FIELD AND HAVE SUCH STAKING APPROVED BY LANDSCAPE ARCHITECT PRIOR TO PROCEEDING WITH CONSTRUCTION.

GRADING NOTES:

- 1. STAKE PER SPOT ELEVATIONS AND NOTED SLOPES. CONTOURS ARE PROVIDED FOR MASS GRADING/INTENT ONLY
- 2. WRITTEN DIMENSIONS AND GRADES PREVAIL OVER SCALED DIMENSIONS. NOTIFY LANDDESIGN OF ANY DISCREPANCIES.
- 3. ALL FINISHED GRADE SPOT ELEVATIONS SHOWN ON GRADING PLAN ARE TO TOP OF CURB/TOP OF PAVEMENT UNLESS OTHERWISE NOTED. 4. TOP OF SOIL ELEVATIONS ADJACENT TO HARDSCAPE SHALL BE A TYPICAL 4" BELOW FINISHED GRADE. 3" OF HARDWOOD MULCH SHALL BE LAYERED ON
- TOP OF THE SOIL ELEVATION.
- 5. TOP OF SOIL ELEVATIONS ALONG THE BUILDING FACE SHALL BE 8" BELOW FINISHED GRADE. 6. ALL RIM AT HARDSCAPE ELEVATIONS ARE AT EDGE OF PAVEMENT.
- REFER TO GEOTECHNICAL ENGINEER AND GEOTECH REPORT FOR INFORMATION ON SUBSURFACE MATERIALS, TOPSOIL, STRUCTURAL MATERIAL, DEEP
- FILLS, EXCAVATION, AND FOUNDATIONS. 8. APPROVAL OF THIS PLAN IS NOT AN AUTHORIZATION TO GRADE ADJACENT PROPERTIES. WHEN FIELD CONDITIONS WARRANT OFF-SITE GRADING,
- PERMISSION MUST BE OBTAINED FROM THE AFFECTED PROPERTY OWNERS.
- 9. IN ORDER TO ASSURE PROPER DRAINAGE, KEEP A MINIMUM OF .5% SLOPE.
- 10. ALL PLANTING ISLANDS SHALL BE GRADED TO MOUND TO PROVIDE POSITIVE DRAINAGE. 11. CONTRACTOR TO VERIFY 2% MAX. CROSS-SLOPE ON ALL SIDEWALKS.
- 12. CONTRACTOR TO VERIFY THAT ALL SIDEWALK SLOPES, HANDICAP RAMPS, AND HANDICAP PARKING SPACES MEET ADA REQUIREMENTS.
- 13. CONCRETE SIDEWALKS ADJACENT TO TREE SAVE LOCATIONS SHOULD BE POURED ON TOP OF EXISTING GRADE.
- 14. REFER TO CIVIL PLAN FOR ALL TREE PROTECTION FENCE LOCATIONS AND INSTALLATION PROCEDURES. BEFORE GRADING/CONSTRUCTION BEGINS, CALL FOR INSPECTION OF TREE PROTECTION BARRICADES. NO SOIL DISTURBANCE OR COMPACTION, CONSTRUCTION MATERIALS, TRAFFIC, BURIAL PITS, TRENCHING, OR OTHER LAND DISTURBING ACTIVITY ALLOWED IN THE TREE PROTECTION ZONE.
- 15. DIMENSIONS ON BUILDINGS ARE FOR GRADING PURPOSES ONLY AND ARE NOT TO BE USED TO LAYOUT FOOTINGS.

ONLY. REFER TO ARCHITECTURAL AND CIVIL PLANS FOR INFORMATION REGARDING THESE FEATURES.

16. GRADING CONTRACTORS SHALL NOTIFY AND COOPERATE WITH ALL UTILITY COMPANIES OR FIRMS HAVING FACILITIES ON OR ADJACENT TO THE SITE BEFORE DISTURBING, ALTERING, REMOVING, RELOCATING, ADJUSTING OR CONNECTING TO SAID FACILITIES. CONTRACTORS SHALL PAY ALL COSTS IN CONNECTION WITH THE ALTERATION OF OR RELOCATION OF THE FACILITIES. CONTRACTORS SHALL RAISE OR LOWER TOPS OF EXISTING MANHOLES AS REQUIRED TO MATCH FINISHED GRADES.

AND TIMELY COMPLETION OF THIS PROJECT. 18. BUILDING ELEVATIONS, EXISTING SITE FEATURES AND PROPOSED GRADING, AND SITE UTILITIES AT ROADS ARE SHOWN FOR GENERAL REFERENCE

17. GRADING CONTRACTOR SHALL COOPERATE AND WORK WITH ALL OTHER CONTRACTORS PERFORMING WORK ON THIS PROJECT TO INSURE PROPER

CITY OF GAITHERSBURG PLANNING COMMISSION 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877 SITE PLAN APPROVAL AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING

COMMISSION HELD ON June 16, 2021

APPLICATION NO. SP-8774-2021 WAS GRANTED FINAL SITE PLAN APPROVAL WITH SIX (6) CONDITIONS SEE S.D/A LETTER. fromme Jorbes DATE ____8/9/2021 ___ BY ____

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROV

GENERAL NOTES

703.549.7784

WWW.LANDDESIGN.COM

FAIRFIELD AT

333 ELLINGTON BLVD. GAITHERSBURG, MD. 20878

2020088

REVISION / ISSUANCE NO. DESCRIPTION DATE 100% DESIGN 11/24/2020 DEVELOPMENT FINAL SITE PLAN/ 02 01/15/2020 75% CD FINAL SITE PLAN 04/02/2021 RESUBMISSION

DESIGNED BY: KG/ AP/ NR DRAWN BY: KG/ AP/ NR CHECKED BY:

HORZ: NTS (NOT TO SCALE)

7/20/2021 10:49:15 AM DAPHNE BRICE Z:\TEMPLATES\SHEETS\CD SHEETS\NOTES-24X36.DW ORIGINAL SHEET SIZE: 24" X 36

ABBREVIATIONS AREA DRAIN LENGTH ADJ **ADJACENT** LIGHT AFG ABOVE FINISHED GRADE LP LOW POINT ALT ALTERNATE ALUM ALUMINUM APPROX APPROXIMATE MASONRY MAS ARCH ARCHITECT(URAL) MATL MATERIAL MAXIMUM MECH MECHANICAL BOTTOM OF CURB MED MEDIUM BLDG BUILDING MFR MANUFACTURER BLKG BLOCKING MIN MINIMUM BOC BACK OF CURB MISC MISCELLANEOUS BOT воттом MTL METAL BR **BOTTOM OF RAMP BOTTOM OF STAIR BOTTOM OF WALL** NORTH NIC NOT IN CONTRACT NO NUMBER NOM NOMINAL CEM CEMENT CIP NTS NOT TO SCALE CAST IN PLACE CJ CONTROL JOINT CONCRETE MASONRY UNIT CMU CO CLEANOUT O oc ON CENTER COL COLUMN OD OUTSIDE DIAMETER CONT CONTINUOUS OPNG OPENING CONC CONCRETE OPP OPPOSITE CU FT CUBIC FEET PLANT BED DD DECK DRAIN PERFORATED DE DRAINAGE EASEMENT PANEL DI DRAIN INLET PNT PAINT(ED) DIA DIAMETER PSI POUNDS/SQUARE INCH DIAG DIAGONAL PT PRESSURE TREATED DIM DIMENSION POB POINT OF BEGINNING DN DOWN POC POINT OF CURVATURE DS DOWN SPOUT PROP PROPOSED DWG(S) DRAWING(S) QUANTITY EAST EACH EJ **EXPANSION JOINT** RADIUS **ELEVATION** REINFORC(E), (ING) REINF ELEC ELECTRIC(AL) REQD REQUIRED EOP EDGE OF PAVEMENT REV REVISION EQ EQUAL R.O.W RIGHT OF WAY EQUIP **EQUIPMENT ESMT EASEMENT** EW **EACH WAY** EXP **EXPANSION** SOUTH **EXIST EXISTING** SETBACK EXT EXTERIOR SCHEDUL(E), (ED) SCHED STORM DRAIN SD SF SQUARE FOOT, FEET SIM SIMILAR FAB **FABRIC** SQ SQUARE FDC FIRE DEPT. CONNECTION SANITARY SEWER MANHOLE SSMH FH FIRE HYDRANT STL STEEL FIN FINISH SSTL STAINLESS STEEL FOC FACE OF CURB STD STANDARD FT FOOT, FEET SUSP SUSPENDED FTG FOOTING SW SIDEWALK SYM SYMBOL GAUGE GAL GALLON T TBD TO BE DETERMINED GALV GALVANIZED TC TOP OF CURB GC GENERAL CONTRACTOR THK THICK(NESS) GATE VALVE TR TOP OF RAMP TS TOP OF STAIR TOP OF WALL TW HDW HARDWARE TYP TYPICAL HDWD HARDWOOD HORZ HORIZONTAL HP HIGH POINT U UE UTILITY EASEMENT HEIGHT U.N.O UNLESS NOTED OTHERWISE INSIDE DIAMETER ID V VERT VERTICAL INCL INCLUDE VERIFY IN FIELD VIF INSUL INSULATION INT INTERIOR INV INVERT WEST, WIDE, WIDTH WITHOUT JUNCTION BOX WOOD JOINT WATER LINE WL WM WATER METER WT WEIGHT WELDED WIRE MESH KNOCK OUT WWM LENGTH LIGHT LT LOW POINT NOTE: ABBREVIATIONS APPLY TO LANDDESIGN NOTATIONS ONLY. SURVEY, ARCHITECTURAL AND OTHER ABBREVIATIONS MAY VARY.

SYMBOLS

DRAWING TITLE

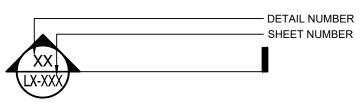
DRAWING/DETAIL NUMBER
DRAWING TITLE

LX-XXX VIEW

DRAWING TYPE
SHEET NUMBER

DRAWING TYPE
SHEET NUMBER

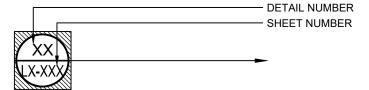
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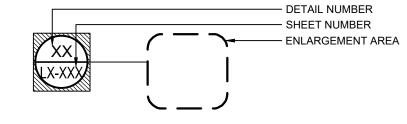
ELEVATION OR VIEW REFERENCE



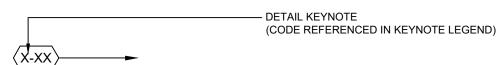
DETAIL REFERENCE



ENLARGEMENT REFERENCE



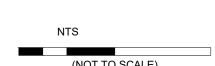
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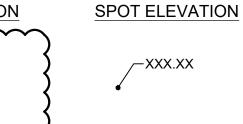
NORTH ARROW

GRAPHIC SCALE





REVISION



LINETYPE LEGEND

MATCHLINE
PROPERTY LINE

FAIRFIELD AT CROWN FARM

NOT FOR

CONSTRUCTION

200 S. PEYTON STREET ALEXANDRIA, VA 22314 703.549.7784 WWW.LANDDESIGN.COM

333 ELLINGTON BLVD.

GAITHERSBURG, MD. 20878

02 FINAL SITE PLAN/ 75% CD 01/15/2020 03 FINAL SITE PLAN RESUBMISSION 04/02/2021

> DESIGNED BY: KG/ AP/ NR DRAWN BY: KG/ AP/ NR CHECKED BY:

VERT: N/A HORZ: NTS

HORZ: NTS

(NOT TO SCALE)

GENERAL NOTES

L002

CITY OF GAITHERSBURG PLANNING COMMISSION

31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING
COMMISSION HELD ON June 16, 2021

APPLICATION NO. SP-8774-2021 WAS GRANTED

FINAL SITE PLAN APPROVAL

WITH SIX (6) CONDITIONS SEE S.D.A LETTER.

DATE 8/9/2021 BY Manner Johns

NOTE: ANY REVISIONS O SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

MBOL	DESCRIPTION	DETAIL	LOCATION	MANUFACTURER	MODEL	FACE SIZE	THICKNESS	MATERIAL	COLOR	FINISH	MOCKUP	REMARKS
P-01	CONCRETE PAVING	1/L401	STREETSCAPE	N/A	N/A	N/A	4"	CONCRETE	NATURAL GRAY/STD.	SMOOTH BROOM FINISH PERPENDICULA TO TRAFFIC FLOW	AR YES	SCORE CONCRETE PER CONCRETE SCORING LAYOUT
P-02	UNIT PAVING 01	3/L401	COURTYARD 1000 & 2000	HANOVER	PREST PAVER	24" X 24"	2"	CONCRETE	M1930	TUDOR	YES	
2-03	UNIT PAVING 02	8/L401	COURTYARD 1000 & 2000	HANOVER	WOODLAND COLLECTION	12" X 48"	3/4"	PORCELAIN	50% SAWN OAK HP1001, 50% WALNUT HP1003	N/A	YES	RANDOM MIX OF BOTH COLORS THROUGHOUT AREAS INDICATED ON PLANS
P-04	POOL DECK	3/L401	COURTYARD 1000	SUNDEK	POOL DECK	N/A	STD.	CONCRETE TOPPING	OYSTER WHITE	STD.	YES	SCORE SUNDEK PER CONCRETE SCORING LAYOUT
P-05	UNIT PAVING 04	8/L401	COURTYARD 1000 & 2000	TILE BAR	SILVER SKY	9" X 9"	3/4"	PORCELAIN	SILVER SKY	STD.	YES	
P-06	ARTIFICAL TURF	5/L401	COURTYARD 1000 & 2000	SYNLAWN	TBD	N/A	N/A	N/A	N/A	N/A	YES	
P-07	POOL COPING	2/L431	COURTYARD 1000	TECHO BLOC	BULLNOSE GRANDE	14 1/16 X 29 1/2	2 3/16	CONCRETE	TBD	SMOOTH	YES	
2-08	POOL DEPTH MARKER	4/L431	COURTYARD 1000	US POOL TILE COMPANY	DEPTH MARKER	STD.	STD.	STD.	TBD	TBD	YES	
-09	POOL TILE	3/L431	COURTYARD 1000	AQUABLU MOSAIC	SS82323K2	1" X 1"	1/4"	GLASS TILE	SIGNATURE GRAY	N/A	YES	INSTALL PER MANUFACTURER'S SPECIFICATIONS
P-10	UNIT PAVING 05	3/L401	STREETSCAPE	HANOVER	PREST PAVER	6" X 18"	2"	CONCRETE	CHARCOAL	TUDOR	YES	
-11	STEPPING STONE	7/L401	COURTYARD 1000 & 2000	HANOVER	PREST PAVER	24" X 24"	2"	CONCRETE	M1930	TUDOR	YES	
-12	PEA GRAVEL	7/L401	COURTYARD 1000 & 2000	RSSY ROCK, STONE & STONE YARD	3/4" DELAWARE RIVER JACKS WASH GRAVEL	STD.	N/A	STD.	STD.	N/A	YES	
P-13 >	POOL STEP TILE	3/L431	COURTYARD 1000	DATILE	KEYSTONE	1" X 1"	STD.	PORCELAIN	CASTLEROCK D618	MATTE	YES	SEE DETAIL

2.0 F	URNISHINGS	SSCHE	DULE									
SYMBOL	DESCRIPTION	DETAIL	LOCATION	MANUFACTURER	MODEL	MOUNT	SIZE	MATERIAL	COLOR	FINISH	SUBMITTAL	REMARKS
(F-01)	FIRE TABLE 01	4/L421	COURTYARD 1000	ORE	STRUT FIRE PIT	SURFACE	67" L X 34" W X 14" H	METAL	LEGS - LINEN WHITE; BODY - BRONZE	POWDER COAT	YES	NATURAL GAS, GLASS SURROUND, LAVA ROCK, & FIRE PIT LID TO BE INLUCDED. SEE DETAIL. SEE PLANS FOR POTENTIAL LOCATION FOR EMERGENCY CUT OFF.
(F-02)	FIRE TABLE 02	4/L421	COURTYARD 2000	ORE	PANEL FIRE PIT	SURFACE	60" LX 30" W X 18" H	METAL	CHARCOAL & TEAK	POWDER COAT	YES	NATURAL GAS, GLASS SURROUND, LAVA ROCK, & FIRE PIT LID TO BE INLUCDED. SEE DETAIL. SEE PLANS FOR POTENTIAL LOCATION FOR EMERGENCY CUT OFF.
(F-03)	INTENTIONALLY LEFT BLAI	NK				1					_	
(F-04)	BUILT IN BENCH 02	2/L423	COURTYARD 2000	SEE DETAIL	SEE DETAIL	N/A	SEE DETAIL	CONCRETE	STD.	PARGE	YES	SEE DETAIL. WOOD BENCH: LANDSCAPE FORM ESCOFET UNIVERSE SYSTEM BACKED BENCH; 71" L X 22 3/4 W, SURFACE MOUNT TO CONRETE WALL, TROPICAL WOOD & SILVER STEEL POWDER COAT METAL
(F-05)	GRILL ENCLOSURE 01	1/L422	COURTYARD 1000	HYDE CONCRETE. CONTACT INFO: CHRIS HERRMANN; CELL: 410.349.0008; ADDRESS: 8249 WATERFORD RD UNIT A, PASADENA MD 21122	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL	SEE DETAIL	N/A	YES	SEE DETAIL. OUTDOOR GRILL: SEDONA BY LYNX; MODEL: 30" SEDONA BUILT IN GRILL WITH 2 STAINLESS STEEL BURNERS (L500), (ADA COMPLIANCE), INCLUDE TIMER AND BUILT IN LIGHT, NATURAL GAS. TRASH RECEPTACLE: LYNX TRASH CENTER (MODEL: L18TC). DRAWER: AMERICAN OUTDOOR GRILL MASONARY DRAWER WITH TRAY (MODEL: 13-31-SSD). ELECTRICAL OUTLET: MASQUE GCFI EXTERIOR METAL (MODEL: 72204-A4). COUNTERTOP: CONCRETE BY HYDE. VENEER: HANOVER, WOODLAND COLLECTION. MATERIAL: PORCELAIN. COLOR: 50% SAWN OAK, 50% WALNUT
(F-06)	CABANA	1/L424	COURTYARD 1000	RENSON	CUMARGUE	EMBED	363" L X 96" D X 96" H	ALUMINUM	TBD	TBD	YES	INSTALL PER MANUFACTURER'S RECOMMENDATIONS; MODEL TO INCLUDE ROTATBLE ROOF LOUVERS. ROOF BLADES WOODDESIGN ROOF BLADES IN WHITE OAK. LOGGIAWOOD PRIVACY WOODDESIGN FIXED SIDE PANELS IN WHITE OAK. LED ON HORIZONTAL BEAMS. OPENINGS FOR POWER OUTLETS TO BE INCLUDED WITH CONNECTIONS TO BE COORDINATED WITH MEP. MOUNTING BRACKET TO BE INVISIBLE MOUNTING BASE- DESING AND INTEGRATION TO BE PROVIDED BY MANUFACTURER. ALL HARDWARE AND FASTENER FINISHES TO MATCH METAL MEMBERS. FAN BEAM TO BE CENTERED WITHIN STRUCTURE FOR FAN MOUNT. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.
(F-07)	BIKE RACK	6/L421	STREETSCAPE	LANDSCAPE FORMS	RING-BR	SURFACE	25" W X 1.5" D X 27" H	METAL	BLACK	POWDERCOAT	YES	INSTALL PER MANUFACTURER SPECIFICATIONS
F-08	TRASH & RECYCLING RECEPTACLE	5/L421	STREETSCAPE	LANDSCAPE FORMS	PLAINWELL LITTER	SURFACE	30" X 45"	METAL	BLACK	POWDERCOAT	YES	SIDE OPEN OPTION
(F-09)	BENCH 01	1/L421	STREETSCAPE	LANDSCAPE FORMS	MELVILLE BACKLESS	SURFACE	17" X 73" X 22"	IPE & ALUMINUM	STORMCLOUD, IPE	POWDERCOAT	YES	INSTALL PER MANUFACTURER SPECIFICATIONS
F-10	AQUATIC POOL LIFT		COURTYARD 1000	S.R. SMITH	PAL 300LB PORTABLE AQUATIC LIFT	NO	60" H X 40" L X 48" W	STD.	STD.	N/A	YES	PORTABLE LIFT TO BE STORED IN STORAGE ROOM WHEN NOT IN USE
(F-11)	PLANTER POT	3/L421	STREETSCAPE	ORE	CYLINDER VASE (1231)	SURFACE	MEDIUM- 34" DIA., 33.25" HT.,	ALUMINUM	LINEN WHITE	POWDER COAT	YES	TO INLCUDE 1" IRRIGATION SLEEVE, WELDED INTO THE INTERIOR OF THE CONTAINER. INSTALL PER MANUFACTURER SPECIFICATIONS
⟨F-12⟩	BENCH 02	2/L421	STREETSCAPE	LANDSCAPE FORMS	PLAINWELL 72"	SURFACE	25" X 72" X 32"	IPE & METAL	BLACK, IPE	POWDERCOATED	YES	
(F-13)	OVERHEAD STRUCTURE	3/L423	COURTYARD 2000	RENSON	CUMARGUE	EMBED	177" L X 120" D X 102" H	TBD	TBD	TBD	YES	INSTALL PER MANUFACTURER'S RECOMMENDATIONS; MODEL TO INCLUDE ROTATBLE ROOF LOUVERS. ROOF BLADES WOODDESIGN ROOF BLADES IN WHITE OAK. LOGGIAWOOD PRIVACY WOODDESIGN FIXED SIDE PANELS IN WHITE OAK. LED ON HORIZONTAL BEAMS. OPENINGS FOR POWER OUTLETS TO BE INCLUDED WITH CONNECTIONS TO BE COORDINATED WITH MEP. MOUNTING BRACKET TO BE INVISIBLE MOUNTING BASE- DESING AND INTEGRATION TO BE PROVIDED BY MANUFACTURER. ALL HARDWARE AND FASTENER FINISHES TO MATCH METAL MEMBERS. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL BY LANDSCAPE ARCHITECT.
(F-14)	GRILL ENCLOSURE 02	1/L423	COURTYARD 2000	HYDE CONCRETE. CONTACT INFO: CHRIS HERRMANN; CELL: 410.349.0008; ADDRESS: 8249 WATERFORD RD UNIT A, PASADENA MD 21122	SEE DETAIL	SEE DETAIL	SEE DETAIL	TBD.	TBD.	TBD.	YES	SEE DETAIL. OUTDOOR GRILL: SEDONA BY LYNX; MODEL: 30" SEDONA BUILT IN GRILL WITH 2 STAINLESS STEEL BURNERS (L500), (ADA COMPLIANCE), INCLUDE TIMER AND BUILT IN LIGHT, NATURAL GAS. TRASH RECEPTACLE: LYNX TRASH CENTER (MODEL: L18TC). DRAWER: AMERICAN OUTDOOR GRILL MASONARY DRAWER WITH TRAY (MODEL: 13-31-SSD). ELECTRICAL OUTLET: MASQUE GCFI EXTERIOR METAL (MODEL: 72204-A4). COUNTERTOP: CONCRETE BY HYDE. VENEER: HANOVER, WOODLAND COLLECTION. MATERIAL: PORCELAIN. COLOR: 50% SAWN OAK, 50% WALNUT
(F-15)	DRINK TROUGH	1/L423	COURTYARD 2000	ADVANCE TABCO	SLIMLINE SERIES (DISLCP-2)	DETAIL)	49 5/8" X 18 5/8"	STAINLESS STEEL		STD.	YES	SEE F-14 DETAIL. MEP TO CONNECT DRAIN.
(F-16)	OUTDOOR SPEAKERS		COURTYARD 1000	KLIPSCH	PRO-650T-LS LANDSCAPE SATELLITE	EMBED	8.27" X 8.82" X 11.02"	METAL	BROWN MATTE	STD.	YES	CONNECTION TO BE COORDINATED WITH MEP. INSTALL PER MANUFACTURER SPECIFICATIONS. VOLUME CONTROL TO BE LOCATED IN THE POOL EQUIPMENT ROOM.
⟨F-17⟩	CHARGING STATION		COURTYARD 1000 & 2000	LANDSCAPE FORMS	POWER PEDESTAL (GFCI (1) / USB (1))	EMBED	6" X 8" X 34"	METAL	BLACK	POWDER COAT	YES	POWER CONNECTION TO BE COORDINATED WITH MEP. INSTALL PER MANUFACTURER SPECIFICATIONS
(F-18)	OUTDOOR CEILING FAN	1/L424		MINKA AIRE FANS	SIMPLE OUTDOOR CEILING FAN	SEE CABANA DETAIL	44"	METAL	COAL	STD.	YES	SEE F-06 DETAIL. POWER CONNECTION TO BE COORDINATED WITH MEP.
(F-19)	OUTDOOR TV	1/L424	COURTYARD 1000	SUNBRITE TV	75" SIGNATURE 2 OUTDOOR LED HDR 4K TV (SB-S2-75-4K)		75"	ALUMINUM	BLACK	POWDER COAT	YES	SEE F-06 DETAIL. POWER CONNECTION TO BE COORDINATED WITH MEP.

3.2 DRAINAGE SCHEDULE
3.2 DRAINAGE SCHEDULE

0.2 2		O:D								
SYMBOL	DESCRIPTION	DETAIL	LOCATION	MANUFACTURER	MODEL	SIZE	MATERIAL	FINISH	SUBMITTAL	REMARKS
(D-01)	TRENCH DRAIN	1/L441	COURTYARD 1000 & 2000	IRON AGE	REGULAR JOE 5" X 20"	5" X 20"	CAST ALUMINUM	STD,	YES	CIVIL TO CONFIRM SIZE PER STORMWATER CALCULATIONS. MEP TO SPEC SUBSURFACE DRAIN BODY.
(D-02)	PLANTER DRAIN	2/L441	COURTYARD 1000 & 2000	NDS DRAINS	4" ROUND ATRIUM GRATE	2.75" L X 2.75" W X 4-7/16" H	HDPE	BLACK	YES	MEP AND CIVIL TO PROVIDE DRAIN LINE CONNECTIONS
(D-03)	AREA DRAIN	3/L441	COURTYARD 1000	IRON AGE	REGULAR JOE 24" SQ. HEEL PROOF	24" X 24"	CAST ALUMINUM	STD.	YES	CIVIL TO CONFIRM SIZE PER STORMWATER CALCULATIONS. MEP TO SPEC

4.0 WALLS SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	LOCATION	MANUFACTURER	PRODUCT	MATERIAL	FACE SIZE	THICKNESS	COLOR	FINISH	SUBMITTAL	MOCKUP
(W-01)	RAISED PLANTER	2/L422	COURTYARD 1000	CUSTOM	CUSTOM	CONCRETE	SEE DETAIL	SEE DETAIL	TBD	SMOOTH ARCHITECTURAL FINISH	YES	YES

4.1 RAILINGS & FENCES SCHEDULE

SYMBOL	DESCRIPTION	DETAIL	LOCATION	MANUFACTURER	MODEL	HEIGHT	MATERIAL	FINISH	COLOR	MOUNT	SUBMITTAL	REMARKS
(R-01)	POOL FENCE	1/L411	COURTYARD 1000	JERITH	LIBERTY #202	6` HT.	ALUMINUM	POWDER COAT	TBD	EMBED	YES	SEE DETAIL
(R-02)	POOL GATE	2/L411	COURTYARD 1000	JERITH	LIBERTY #202	6` HT.	ALUMINUM	POWDER COAT	TBD	EMBED	YES	SEE PLANS FOR SECURE ACCESS TO POOL. LATCHING AND LOCKING SYSTEM TO BE COORDINATED WITH SECURE ACCESS SYSTEM
(R-03)	FENCING AT PRIVATE PATIOS		COURTYARD 1000 & 2000	TO MATCH ARCHITECTURE	TO MATCH ARCHITECTURE	TO MATCH ARCHITECTURE					YES	TO MATCH ARCHITECTURE
(R-04)	POOL HANDRAIL	6/L431	COURTYARD 1000	N/A	N/A	SEE DETAIL	STAINLESS STEEL	STD.	STD.	SEE DETAIL	YES	
(R-05)	TRANSFORMER FENCE	4/L411	STREETSCAPE	HERCULES HCI CUSTOM IRON	5' BLACK LOUVERED FENCE & GATE	SEE DETAIL	ALUMINUM	TBD	TBD	SURFACE/ AS RECOMMENDED BY MANUFACTURER		MANUFACTURER TO PROVIDE SHOP DRAWINGS AND COLOR SAMPLES FOR LANDSCAPE ARCHITECT AND OWNER APPROVAL

5.0 LI	GHTING SCH	HEDULE									
SYMBOL	DESCRIPTION	DETAIL	LOCATION	MANUFACTURER	MODEL	SIZE	COLOR	MATERIAL	FINISH	SUBMITTAL	REMARKS
(LT-01)	LIGHT POST 01	1/L451	COURTYARD 2000	CONGRESSIONAL IRON WORKS	PENDANT LIGHT COLUMN	SEE DETAIL	METAL	POWDER COAT	POWDER COAT	YES	
(LT-02)	PENDANT LIGHT	4/L451	COURTYARD 2000	STRUCTURA	AURA RING PENDANT	8` DIA.	WOOD	ACCOYA	N/A	YES	CONNECTION TO BUILDING BY STRUCTURAL. MEP TO PROVIDE POWER.
(LT-03)	STRING LIGHTS	5/L451	COURTYARD 1000	TIVOLI	LSL-B-24-S-30-C	N/A	CLEAR	CLEAR	N/A	YES	POWER CONNECTION TO BE COORDINATED WITH MEP
(LT-05)	UPLIGHT	3/L451	COURTYARD 1000 & 2000	FX LUMINAIRE	FB LED UP LIGHT	7.5" HT.	POWDER COAT	BLACK	STD.	YES	POWER CONNECTION TO BE COORDINATED WITH MEP. TWO UPLIGHTS PER TREE IN COURTYARD 1000 & 2000
(LT-06)	PATH LIGHT	2/L451	COURTYARD 1000, 3000	DIVINE LIGHTING	BOLWM84	36" HT. X 8" W X 4" D	CAST ALUMINUM & WOOD	WALNUT	DARK BRONZE	YES	CONNECTION TO BE COORDINATED WITH MEP

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING

COMMISSION HELD ON ______ June 16, 2021

APPLICATION NO. _____ SP-8774-2021 _____ WAS GRANTED

NOTES:

1. ALL PROJECT MATERIALS ARE PER APPROVAL BY OWNER

L003

7/20/2021 10:49:18 AM DAPHNE BRICE Z:\TEMPLATES\SHEETS\CD SHEETS\NOTES-24X36.DWT

ORIGINAL SHEET SIZE: 24" X 36"



MAR FAY EAST

NOT FOR CONSTRUCTION

FAIRFIELD AT CROWN FARM

333 ELLINGTON BLVD.

GAITHERSBURG, MD. 20878

2020088

REVISION / ISSUANCE

 NO.
 DESCRIPTION
 DATE

 01
 100% DESIGN DEVELOPMENT
 11/24/2020

 02
 FINAL SITE PLAN/ 75% CD
 01/15/2020

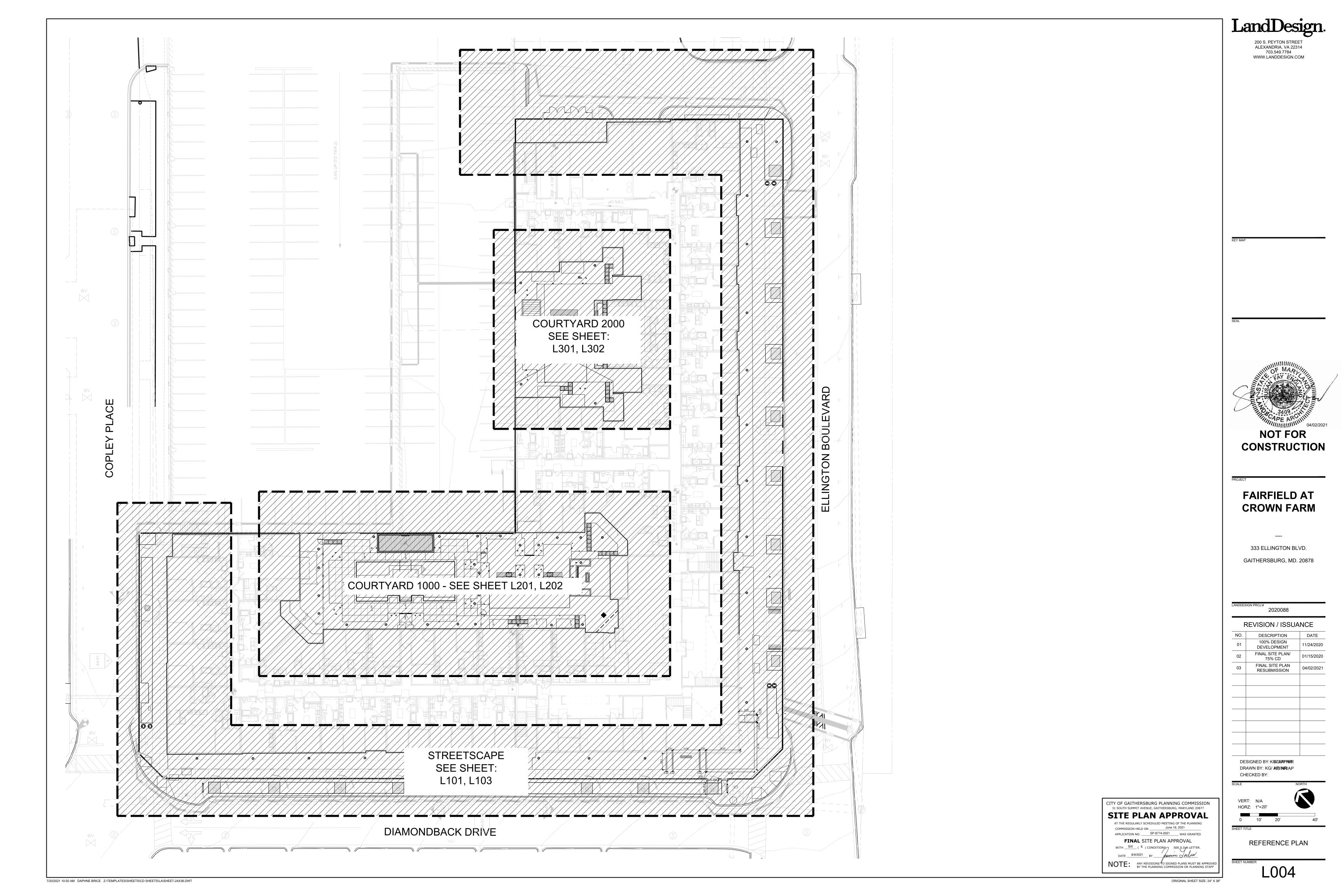
 03
 FINAL SITE PLAN RESUBMISSION
 04/02/2021

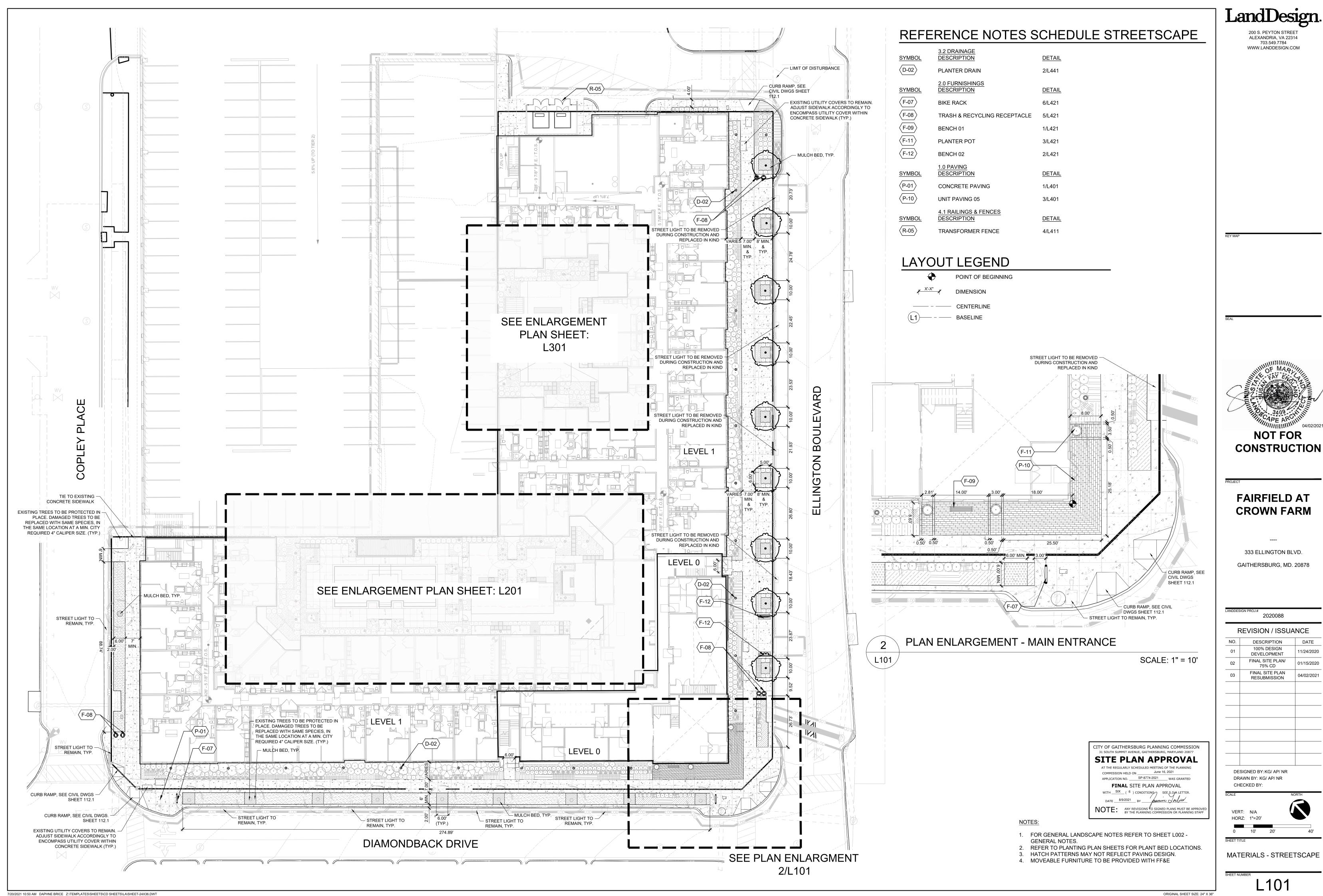
DESIGNED BY: KG/ AP/ NR DRAWN BY: KG/ AP/ NR CHECKED BY:

VERT: N/A HORZ: NTS

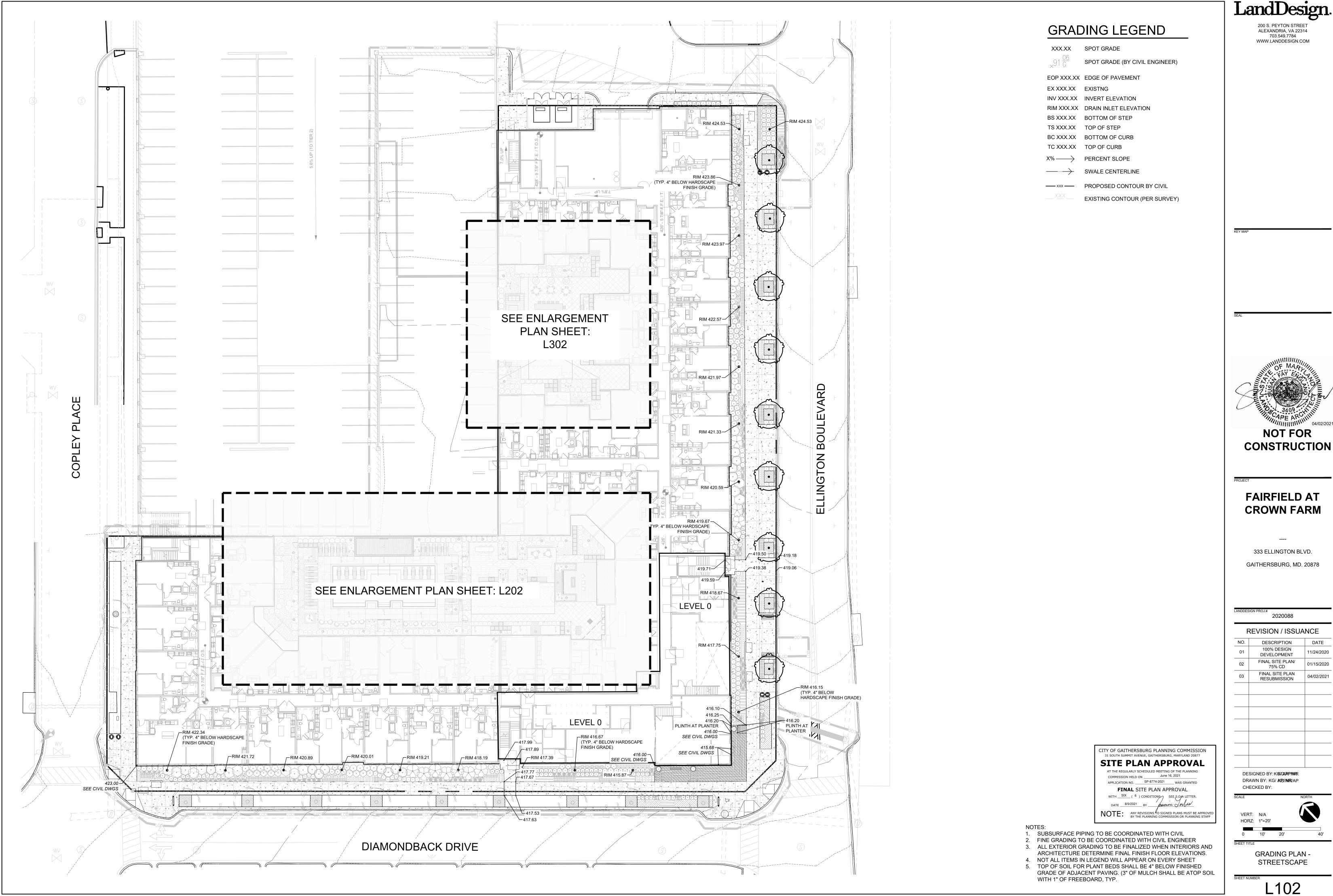
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PRODUCT SCHEDULE

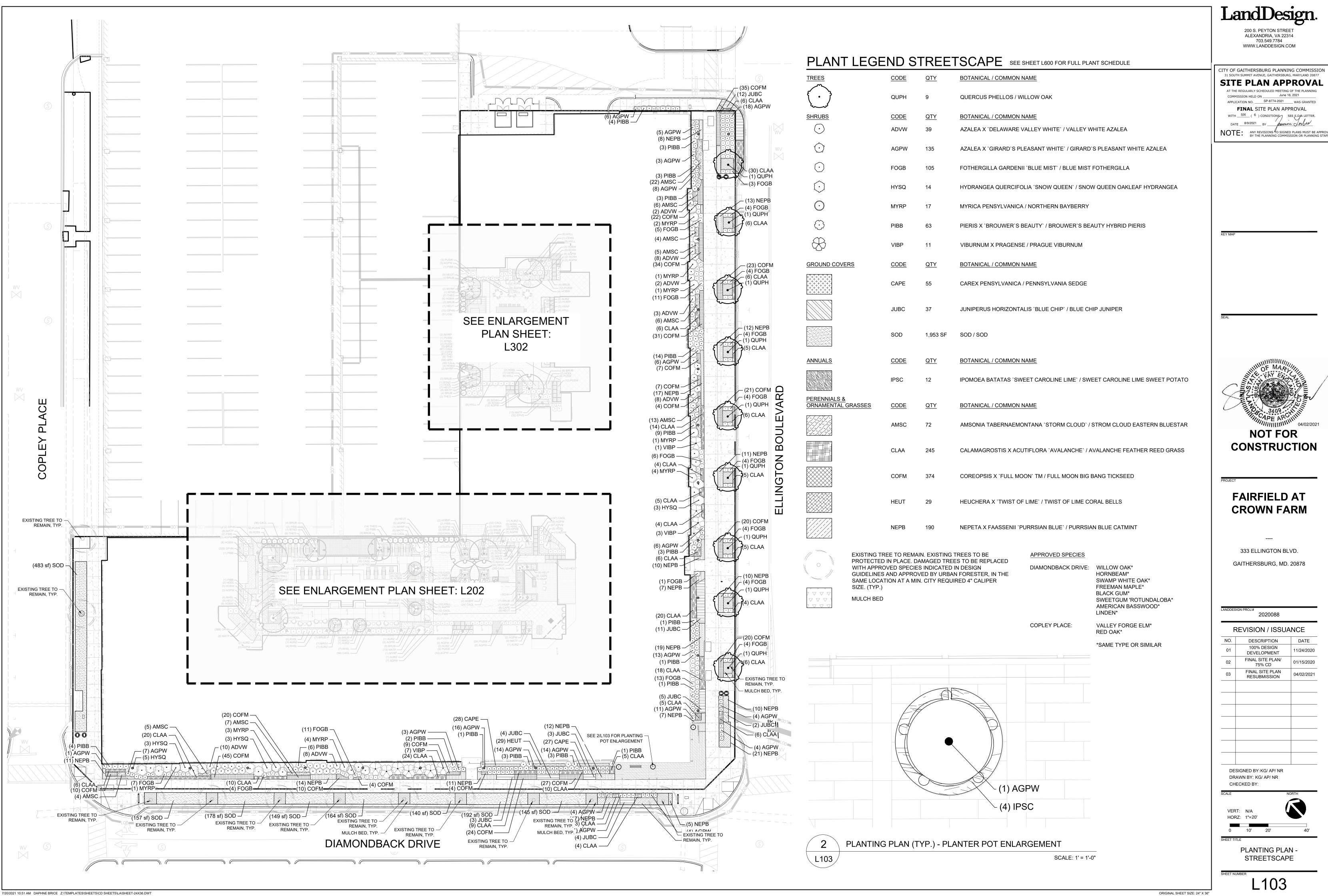




MATERIALS - STREETSCAPE



7/20/2021 10:51 AM DAPHNE BRICE Z:\TEMPLATES\SHEETS\CD SHEETS\LA\SHEET-24X36.DWT



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ITY OF GAITHERSBURG PLANNING COMMISSION **SITE PLAN APPROVAL**

June 16, 2021 COMMISSION HELD ON ____ APPLICATION NO. SP-8774-2021 WAS GRANTED FINAL SITE PLAN APPROVAL

NOT FOR CONSTRUCTION

FAIRFIELD AT CROWN FARM

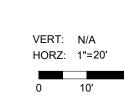
333 ELLINGTON BLVD.

GAITHERSBURG, MD. 20878

2020088 REVISION / ISSUANCE DESCRIPTION

100% DESIGN DEVELOPMENT FINAL SITE PLAN/ 1/15/2020 75% CD FINAL SITE PLAN 04/02/2021 RESUBMISSION

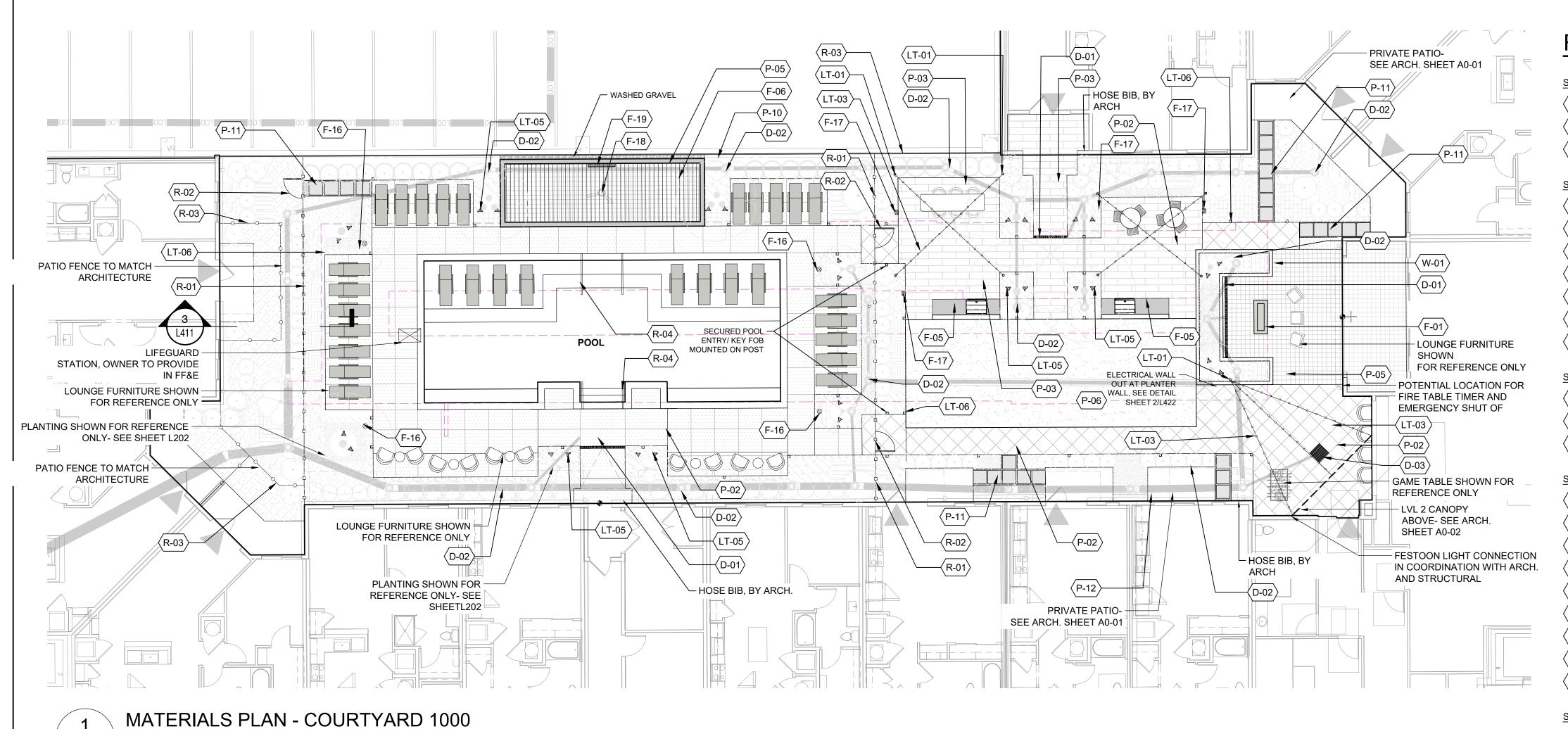
DESIGNED BY: KG/ AP/ NR DRAWN BY: KG/ AP/ NR



PLANTING PLAN -

L103

STREETSCAPE



DULE

S	SYMBOL	3.2 DRAINAGE DESCRIPTION	DETAIL
_	D-01	TRENCH DRAIN	1/L441
`		PLANTER DRAIN	2/L441
`	D-03	AREA DRAIN	3/L441
` S	SYMBOL	2.0 FURNISHINGS DESCRIPTION	DETAIL
_	F-01	FIRE TABLE 01	4/L421
	F-05	GRILL ENCLOSURE 01	1/L422
<	F-06	CABANA	1/L424
<	F-16	OUTDOOR SPEAKERS	N/A
<	F-17	CHARGING STATION	N/A
<	F-18	OUTDOOR CEILING FAN	1/L424
<	F-19	OUTDOOR TV	1/L424
<u>s</u>	SYMBOL	5.0 LIGHTING DESCRIPTION	DETAIL
<	LT-01	LIGHT POST 01	1/L451
<	LT-05	UPLIGHT	3/L451
<	LT-06	PATH LIGHT	2/L451
<u>s</u>	SYMBOL .	1.0 PAVING DESCRIPTION	DETAIL
<	P-01	CONCRETE PAVING	1/L401
<	P-02	UNIT PAVING 01	3/L401
<	P-03	UNIT PAVING 02	8/L401
<	P-04	POOL DECK	3/L401
<	P-05	UNIT PAVING 04	8/L401
<	P-06	ARTIFICAL TURF	5/L401
<	P-10	UNIT PAVING 05	3/L401
<	P-11	STEPPING STONE	7/L401
<	P-12	PEA GRAVEL	7/L401
<u>s</u>	SYMBOL	4.1 RAILINGS & FENCES DESCRIPTION	DETAIL
	R-01	POOL FENCE	1/L411
<			
)	R-02	POOL GATE	2/L411
)	R-02 R-03	POOL GATE FENCING AT PRIVATE PATIOS	2/L411 BY ARCH.
)			

SCALE: 1" = 10'

 $\langle W-01 \rangle$

RAISED PLANTER

2/L422

200 S. PEYTON STREET ALEXANDRIA, VA 22314 703.549.7784 WWW.LANDDESIGN.COM



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FAIRFIELD AT CROWN FARM

333 ELLINGTON BLVD.

GAITHERSBURG, MD. 20878

	LANDDES	SIGN PROJ.#	
		2020088	
	F	REVISION / ISSUA	NCE
	NO.	DESCRIPTION	DATE
	01	100% DESIGN DEVELOPMENT	11/24/2020
	02	FINAL SITE PLAN/ 75% CD	01/15/2020
	03	FINAL SITE PLAN RESUBMISSION	04/02/2021
٦			

DESIGNED BY: KG/ AP/ NR

DRAWN BY: KG/ AP/ NR CHECKED BY:

VERT: N/A HORZ: NTS

(NOT TO SCALE)

MATERIALS PLAN -COURTYARD 1000

NOTES:

- 1. FOR GENERAL LANDSCAPE NOTES REFER TO SHEET L002 GENERAL NOTES.
- 2. REFER TO PLANTING PLAN SHEETS FOR PLANT BED LOCATION.
- 3. HATCH PATTERNS MAY NOT REFLECT PAVING DESIGN.
- 4. DRAINS SHOWN FOR MEP COORDINATION PURPOSES ONLY. SEE MEP DRAWINGS FOR FINAL LOCATIONS.
- 5. MOVEABLE FURNITURE TO BE PROVIDED WITH FF&E
- 6. THE BOTTOM 10" OF ALL DOORS & GATES (EXCEPT AUTOMATIC AND SLIDING DOORS) SHALL HAVE A SMOOTH UNINTERRUPTED SURFACE TO ALLOW THE DOOR TO BE OPENED BY A WHEELCHAIR FOOTREST WITHOUT CREATING A TRAP OR HAZARDOUS CONDITION.

CITY OF GAITHERSBURG PLANNING COMMISSION 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877 SITE PLAN APPROVAL AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON June 16, 2021 APPLICATION NO. SP-8774-2021 WAS GRANTED FINAL SITE PLAN APPROVAL

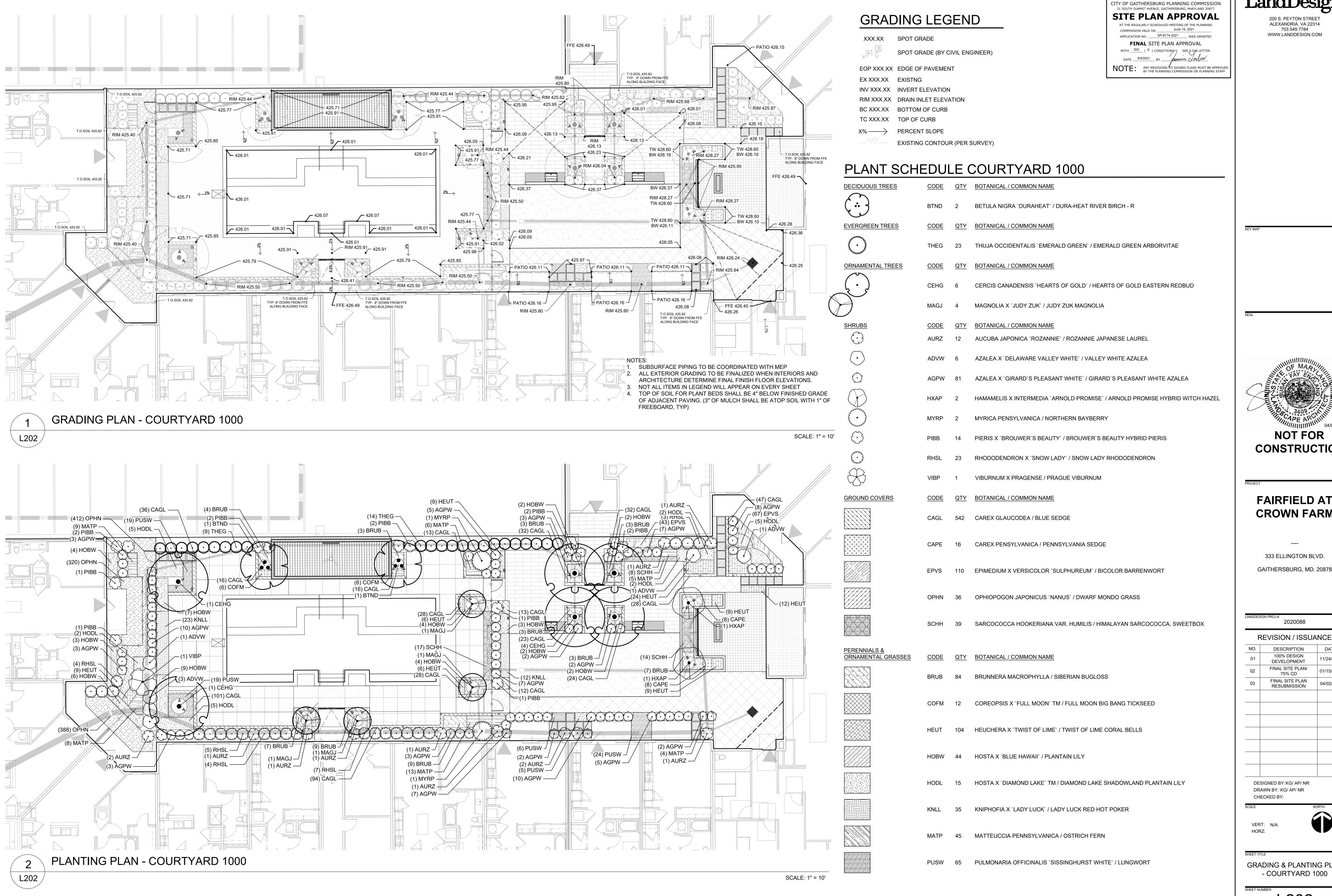
WITH SIX (6) CONDITIONS SEE S.D.JA LETTER.

DATE 8/9/2021 BY framme orbits

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

7. PULL SIDE OF THE STRIKE EDGE OF DOOR/ GATE REQUIRES MINIMUM OF 18" CLEAR AND LEVEL. PUSH SIDE OF THE STRIKE EDGE FOR ALL DOORS/ GATES THAT ARE EQUIPPED WITH BOTH A LATCH AND A CLOSURE REQUIRES MINIMUM OF 12" CLEAR AND LEVEL.

7/20/2021 10:52 AM DAPHNE BRICE Z:\TEMPLATES\SHEETS\CD SHEETS\LA\SHEET-24X36.DWT



ALEXANDRIA, VA 22314 703.549.7784



FAIRFIELD AT CROWN FARM

333 ELLINGTON BLVD. GAITHERSBURG, MD. 20878

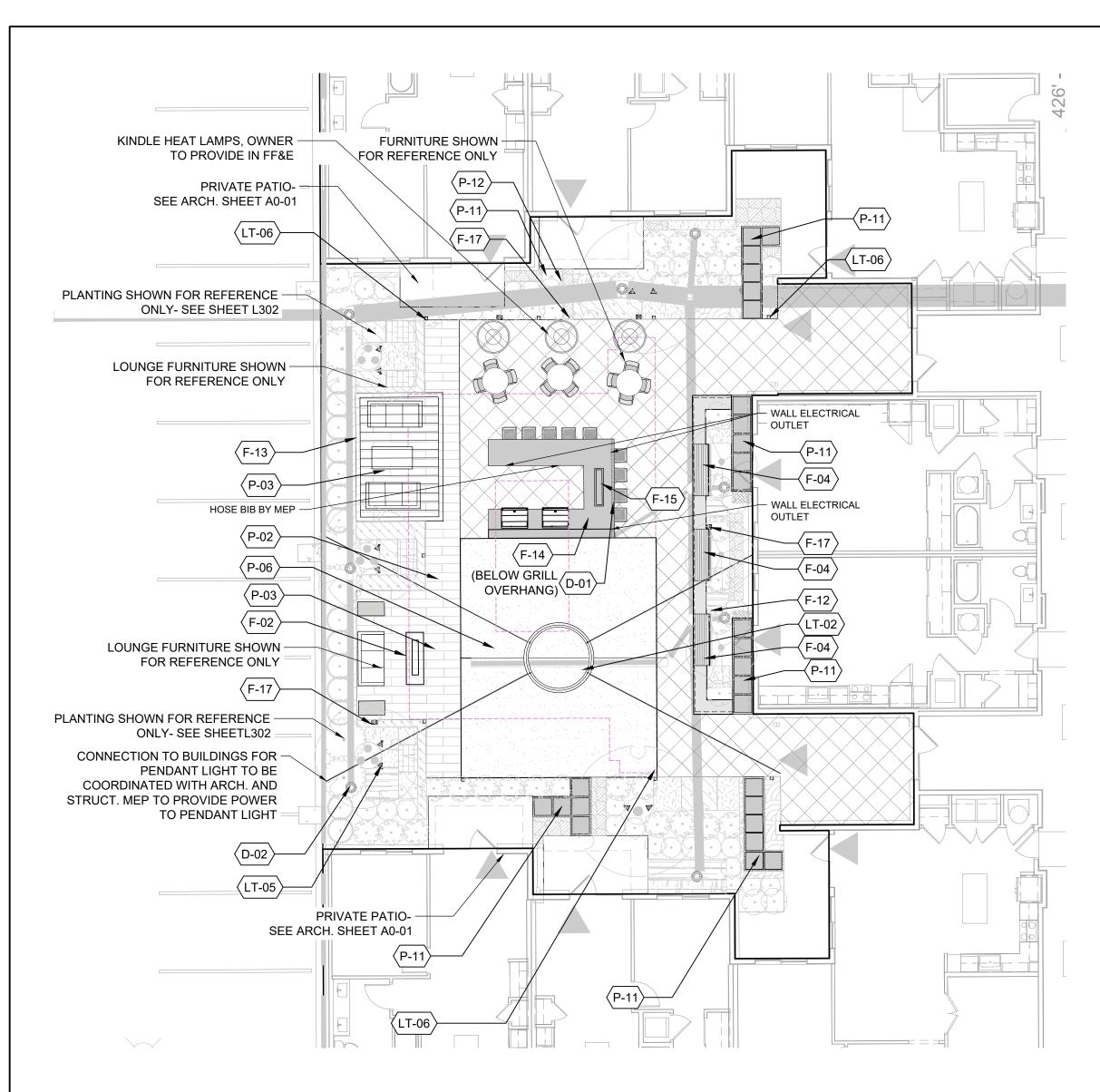
2020088

DESCRIPTION 100% DESIGN DEVELOPMENT FINAL SITE PLAN/ 75% CD FINAL SITE PLAN RESUBMISSION

DESIGNED BY: KG/ AP/ NR

DRAWN BY: KG/ AP/ NR CHECKED BY:

GRADING & PLANTING PLAN - COURTYARD 1000



L301

MATERIALS PLAN - COURTYARD 2000

SCALE: 1" = 10'

REFERENCE NOTES SCHEDULE COURTYARD 2000

SYMBOL	3.2 DRAINAGE DESCRIPTION	<u>DETAIL</u>
(D-01)	TRENCH DRAIN	1/L441
(D-02)	PLANTER DRAIN	2/L441
SYMBOL	2.0 FURNISHINGS DESCRIPTION	<u>DETAIL</u>
(F-02)	FIRE TABLE 02	4/L421
(F-04)	BUILT IN BENCH 02	2/L423
(F-12)	BENCH 02	2/L421
(F-13)	OVERHEAD STRUCTURE	3/L423
(F-14)	GRILL ENCLOSURE 02	1/L423
(F-15)	DRINK TROUGH	1/L423
⟨F-17⟩	CHARGING STATION	
SYMBOL	5.0 LIGHTING DESCRIPTION	<u>DETAIL</u>
(LT-02)	PENDANT LIGHT	4/L451
(LT-05)	UPLIGHT	3/L451
(LT-06)	PATH LIGHT	2/L451
SYMBOL	1.0 PAVING DESCRIPTION	<u>DETAIL</u>
(P-02)	UNIT PAVING 01	3/L401
(P-03)	UNIT PAVING 02	8/L401
(P-06)	ARTIFICAL TURF	5/L401
(P-11)	STEPPING STONE	7/L401
(P-12)	PEA GRAVEL	7/L401

CITY OF GAITHERSBURG PLANNING COMMISSION

31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877 SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON ______ June 16, 2021 APPLICATION NO. SP-8774-2021 WAS GRANTED FINAL SITE PLAN APPROVAL WITH SIX (6) CONDITIONS SEE S.D/A LETTER.

DATE 8/9/2021 BY Frame Johns

- 1. FOR GENERAL LANDSCAPE NOTES REFER TO SHEET LR-001 GENERAL NOTES.
- 2. REFER TO PLANTING PLAN SHEETS FOR PLANT BED INFORMATION.
- 3. HATCH PATTERNS MAY NOT REFLECT PAVING DESIGN. 4. DRAINS SHOWN FOR MEP COORDINATION PURPOSES ONLY. SEE MEP DRAWINGS FOR
- FINAL LOCATIONS. 5. MOVEABLE FURNITURE TO BE PROVIDED WITH FF&E

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FAIRFIELD AT CROWN FARM

333 ELLINGTON BLVD.

GAITHERSBURG, MD. 20878

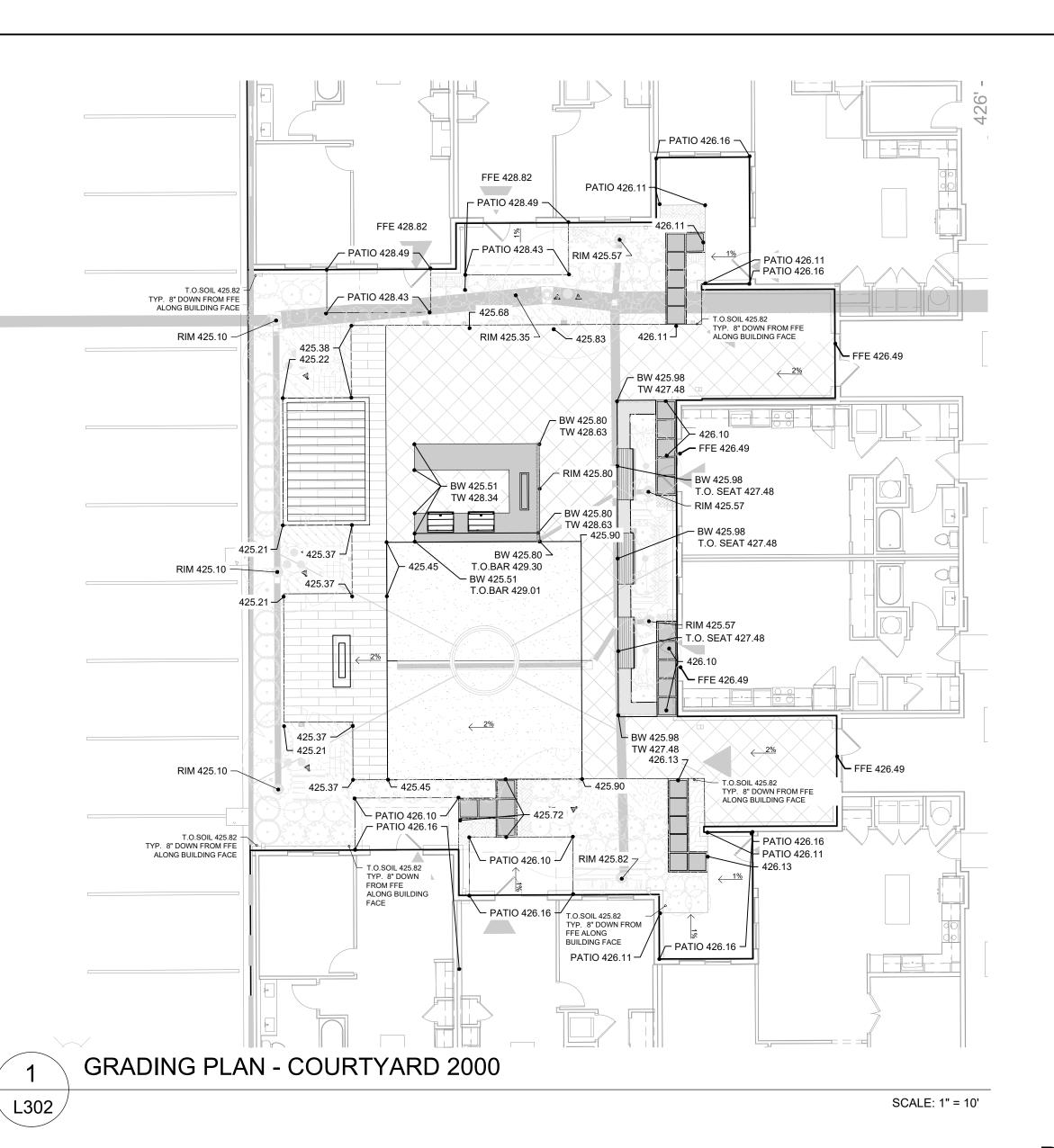
2020088 REVISION / ISSUANCE DESCRIPTION 100% DESIGN 11/24/2020 DEVELOPMENT FINAL SITE PLAN/ 01/15/2020 75% CD FINAL SITE PLAN 04/02/2021 RESUBMISSION

DESIGNED BY: KG/ AP/ NR DRAWN BY: KG/ AP/ NR

CHECKED BY:

HORZ: NTS (NOT TO SCALE)

MATERIALS PLAN -COURTYARD 2000



GRADING LEGEND

XXX.XX SPOT GRADE

SPOT GRADE (BY CIVIL ENGINEER)

EOP XXX.XX EDGE OF PAVEMENT

EX XXX.XX EXISTNG

INV XXX.XX INVERT ELEVATION

RIM XXX.XX DRAIN INLET ELEVATION
BS XXX.XX BOTTOM OF STEP

TS XXX XX TOP OF STEP

TS XXX.XX TOP OF STEP

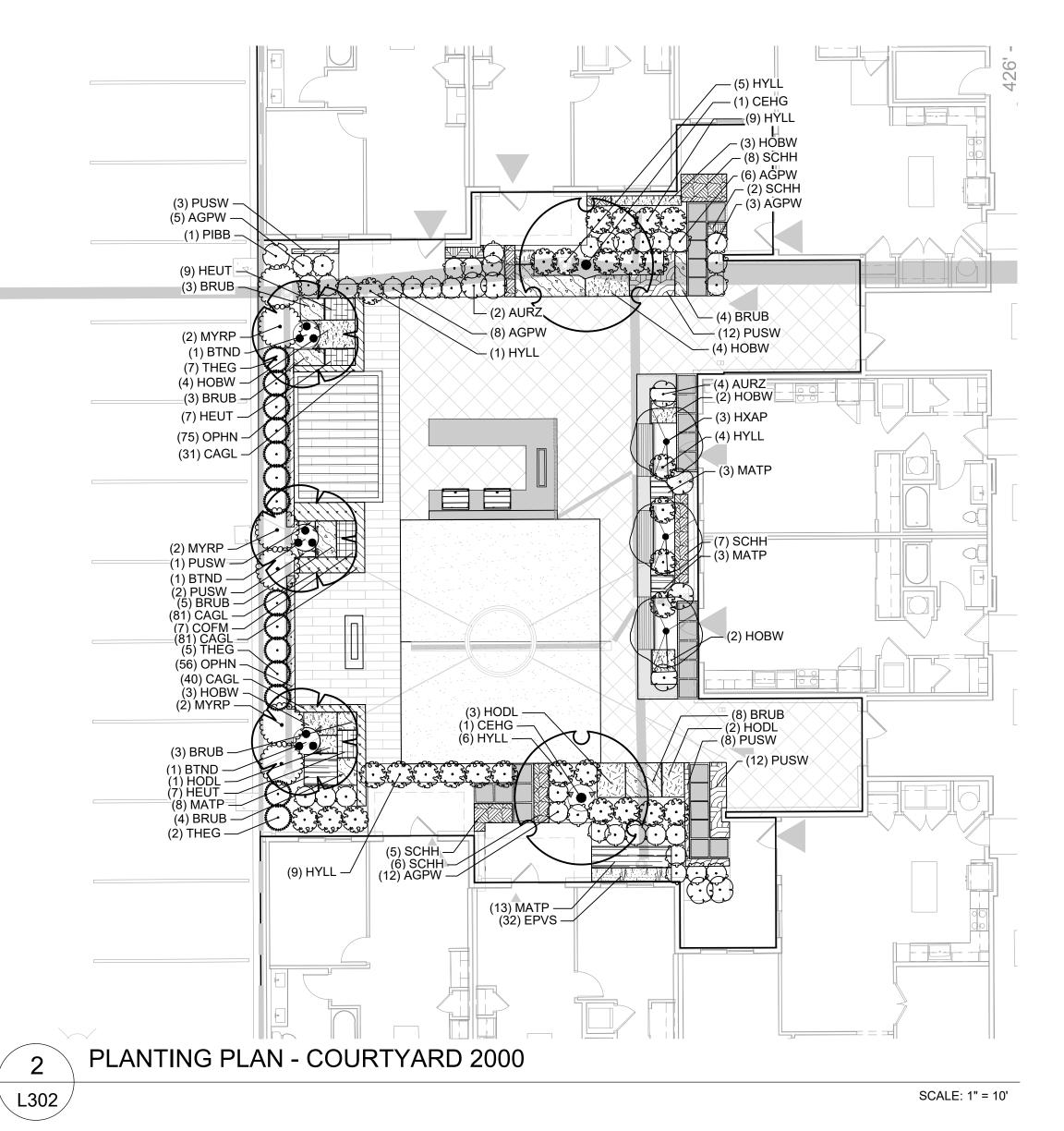
BC XXX.XX BOTTOM OF CURB
TC XXX.XX TOP OF CURB

——— SWALE CENTERLINE

—───── PROPOSED CONTOUR

EXISTING CONTOUR (PER SURVEY)

TOP OF SOIL FOR PLANT BEDS SHALL BE 4" BELOW FINISHED GRADE OF ADJACENT PAVING. (3" OF MULCH SHALL BE ATOP SOIL WITH 1" OF FREEBOARD, TYP)



PLANT SCHEDULE COURTYARD 2000

EPVS 32 EPIMEDIUM X VERSICOLOR `SULPHUREUM` / BICOLOR BARRENWORT

SCHH 37 SARCOCOCCA HOOKERIANA VAR. HUMILIS / HIMALAYAN SARCOCOCCA, SWEETBOX

OPHN 4 OPHIOPOGON JAPONICUS 'NANUS' / DWARF MONDO GRASS

FLANT SCITE	. <u>DUL</u>	<u>. </u>	DOINT TAIND 2000					
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	PERENNIALS &				
	BTND	3	BETULA NIGRA `DURAHEAT` / DURA-HEAT RIVER BIRCH - R	ORNAMENTAL GRA	<u>ASSES</u>	CODE BRUB	<u>QTY</u> 40	BOTANICAL / COMMON NAME BRUNNERA MACROPHYLLA / SIBERIAN BUGLOSS
EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	B B B B B B B B B B B B B B B B B B B		BROB	40	BRUNNERA MACROFITIELA / SIBERIAN BUGLUSS
00000000000000000000000000000000000000	THEG	14	THUJA OCCIDENTALIS 'EMERALD GREEN' / EMERALD GREEN ARBORVITAE			COFM	7	COREOPSIS X `FULL MOON` TM / FULL MOON BIG BANG TICKSEED
ORNAMENTAL TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME			HEUT	23	HEUCHERA X 'TWIST OF LIME' / TWIST OF LIME CORAL BELLS
	CEHG	2	CERCIS CANADENSIS 'HEARTS OF GOLD' / HEARTS OF GOLD EASTERN REDBUD			HOBW	18	HOSTA X `BLUE HAWAII` / PLANTAIN LILY
SHRUBS	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME					
	AURZ	7	AUCUBA JAPONICA 'ROZANNIE' / ROZANNIE JAPANESE LAUREL			HODL	6	HOSTA X `DIAMOND LAKE` TM / DIAMOND LAKE SHADOWLAND PLANTAIN LILY
\odot	AGPW	36	AZALEA X `GIRARD`S PLEASANT WHITE` / GIRARD`S PLEASANT WHITE AZALEA					
	НХАР	3	HAMAMELIS X INTERMEDIA `ARNOLD PROMISE` / ARNOLD PROMISE HYBRID WITCH HAZEL			HOPS	1	HOSTA X `PRAIRIE SKY` / PRAIRIE SKY PLANTAIN LILY
6. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5. 5.	HYLL	29	HYDRANGEA QUERCIFOLIA `LITTLE LIME` / OAKLEAF HYDRANGEA			MATP	27	MATTEUCCIA PENNSYLVANICA / OSTRICH FERN
£	MYRP	6	MYRICA PENSYLVANICA / NORTHERN BAYBERRY			PUSW	38	PULMONARIA OFFICINALIS `SISSINGHURST WHITE` / LUNGWORT
\bigcirc	PIBB	1	PIERIS X 'BROUWER'S BEAUTY' / BROUWER'S BEAUTY HYBRID PIERIS	Malalalala)				
GROUND COVERS	CODE	QTY	BOTANICAL / COMMON NAME					
	CAGL	152	CAREX GLAUCODEA / BLUE SEDGE					

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CONSTRUCTION

FAIRFIELD AT CROWN FARM

333 ELLINGTON BLVD.
GAITHERSBURG, MD. 20878

2020088

REVISION / ISSUANCE

NO. DESCRIPTION DAT

 NO.
 DESCRIPTION
 DATE

 01
 100% DESIGN DEVELOPMENT
 11/24/2020

 02
 FINAL SITE PLAN/ 75% CD
 01/15/2020

 03
 FINAL SITE PLAN RESUBMISSION
 04/02/2021

DESIGNED BY: KG/ AP/ NR
DRAWN BY: KG/ AP/ NR
CHECKED BY:

VERT: N/A HORZ: 1"=30'

ERT: N/A
ORZ: 1"=30'

15' 30'

GRADING & PLANTING PLAN
- COURTYARD 2000

L302

CITY OF GAITHERSBURG PLANNING COMMISSION

31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING

FINAL SITE PLAN APPROVAL

WITH SIX (6) CONDITIONS SEE S.D.A LETTER.

DATE 8/9/2021 BY Frame of the

NOTE: ANY REVISIONS O SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF



NOT FOR

CONSTRUCTION

FAIRFIELD AT

CROWN FARM

333 ELLINGTON BLVD.

2020088

REVISION / ISSUANCE

11/24/2020

01/15/2020

04/02/2021

DESCRIPTION

100% DESIGN

DEVELOPMENT

FINAL SITE PLAN/

75% CD

FINAL SITE PLAN

RESUBMISSION

DESIGNED BY: KG/ AP/ NR

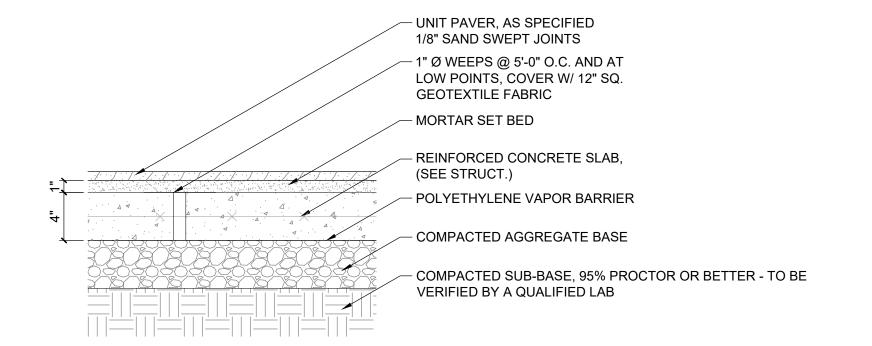
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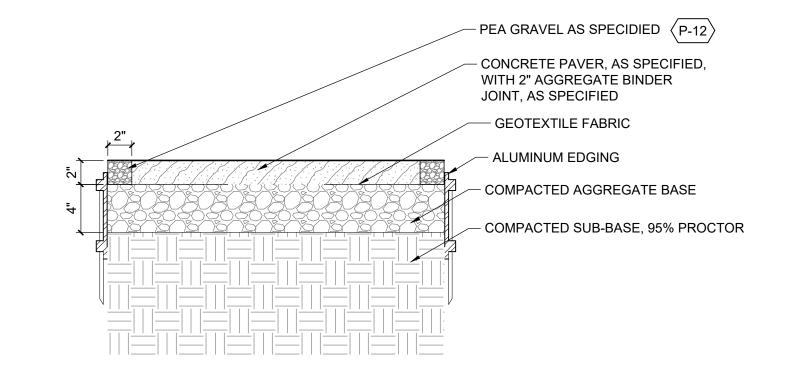
CHECKED BY:

HORZ: NTS

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SEE CONCRETE SIDEWALK DETAIL ON CIVIL SHEET 112-1





CONCRETE PAVING

CONCRETE PAVING & SUBBASES

L401 / SECTION 1 1/2" = 1'-0" UNIT PAVING 02

ADJACENT TREATMENT VARIES.

SEE MATERIALS PLAN SHEET L201 & L301

STEPPING STONE L401 / SECTION

1 1/2" = 1'-0"

SYNTHETIC TURF, SEE SCHEDULE FOR

- NONWOVEN

GEOTEXTILE

AGGREGATE

WASHED DRAINAGE

- PERFORATED DRAIN PIPE

TIE TO ADJACENT STORM

1 1/2" = 1'-0"

PRODUCT SPECIFICATIONS SHEET L003

– 3/8" MIN. WELL DRAINED AGGREGATE, DEPTH PER MANUFACTURER'S

RECOMMENDATIONS

1 1/2" = 1'-0"

- ELASTOMERIC JOINT SEALANT, COLOR SHALL MATCH ADJACENT PAVING 1/2" Ø STANDARD CLOSED CELL POLYETHYLENE FOAM BACKER ROD - 8" EPOXY COATED #4 DOWEL W/ SLEEVE ONE END, 18" O.C. 1/2" PREFORMED EXPANSION

ELASTOMERIC JOINT SEALANT, COLOR SHALL MATCH ADJACENT PAVING - 1/2" Ø STANDARD CLOSED CELL POLYETHYLENE FOAM BACKER ROD - 1/2" PREFORMED **EXPANSION MATERIAL**

AT VERTICAL INTERFACÉS, WALLS, CURBS, ETC

EXPANSION JOINTS

L401 SECTION

- SEALANT SHALL COMPLY WITH ASTM C 920. JOINT SURFACE SHALL BE TOOLED CONCAVE.
- 3. SUBMIT MANUFACTURER'S FULL COLOR RANGE OF SEALANTS FOR APPROVAL, PRIOR TO INSTALLATION. 4. CONFORM TO ALL SEALANT MANUFACTURERS SPECIFICATIONS FOR CLEANING, PRIMING, AND APPLICATION FOR
 - PROPER SURFACE ADHESION. 5. LOCATE EXPANSION JOINTS WHERE SHOWN ON LAYOUT PLAN

1 1/2" = 1'-0"

ARTIFICIAL TURF

1. INSTALL PER MANUFACTURER'S INSTRUCTIONS 2. DRAINAGE SHOWN IS SCHEMATIC. CONTRACTOR TO PROVIDE SHOP DRAWINGS TO LANDSCAPE ARCHITECT FOR APPROVAL PRIOR TO CONSTRUCTION

UNIT PAVER, AS SPECIFIED 1/8" SAND SWEPT JOINTS - 1" Ø WEEPS @ 5'-0" O.C. AND AT LOW POINTS, COVER W/ 12" SQ. GEOTEXTILE FABRIC - MORTAR SET BED - REINFORCED CONCRETE SLAB, (SEE STRUCT.) POLYETHYLENE VAPOR BARRIER ─ COMPACTED AGGREGATE BASE - COMPACTED SUB-BASE, 95% PROCTOR OR BETTER - TO BE VERIFIED BY A QUALIFIED LAB

UNIT PAVING 04

GAITHERSBURG, MD. 20878 1 1/2" = 1'-0"

L401 / SECTION

UNIT PAVER, AS SPECIFIED 1/8" SAND SWEPT JOINTS 1" Ø WEEPS @ 5'-0" O.C. AND AT LOW POINTS, COVER W/ 12" SQ. GEOTEXTILE FABRIC - MORTAR SET BED REINFORCED CONCRETE SLAB, - POLYETHYLENE VAPOR BARRIER COMPACTED AGGREGATE BASE - COMPACTED SUB-BASE, 95% PROCTOR OR BETTER - TO BE VERIFIED BY A QUALIFIED LAB

INTENTIONALLY LEFT BLANK

- TOP OF PAVER EDGING TO BE 1/2" BELOW FINISHED GRADE - ANGLE IRON BOLTED TO CONCRETE BASE WITH GALVANIZED WEDGE ANCHOR AND WASHER 12" O.C.

CITY OF GAITHERSBURG PLANNING COMMISSION 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877 **SITE PLAN APPROVAL** AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON June 16, 2021 APPLICATION NO. SP-8774-2021 WAS GRANTED FINAL SITE PLAN APPROVAL WITH SIX (6) CONDITIONS SEE S.D.JA LETTER.

DATE 8/9/2021 BY from our

9 UNIT PAVER TO PLANT BED L401 / SECTION

DETAILS - HARDSCAPE 1 1/2" = 1'-0"

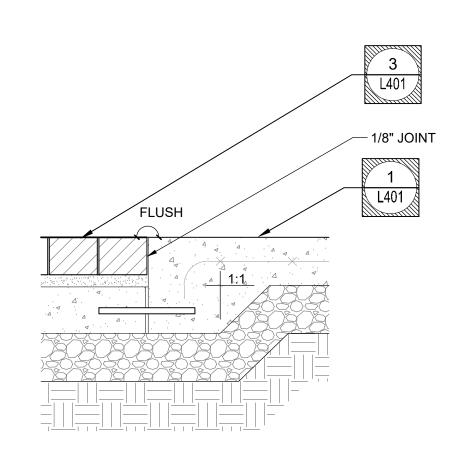
L401

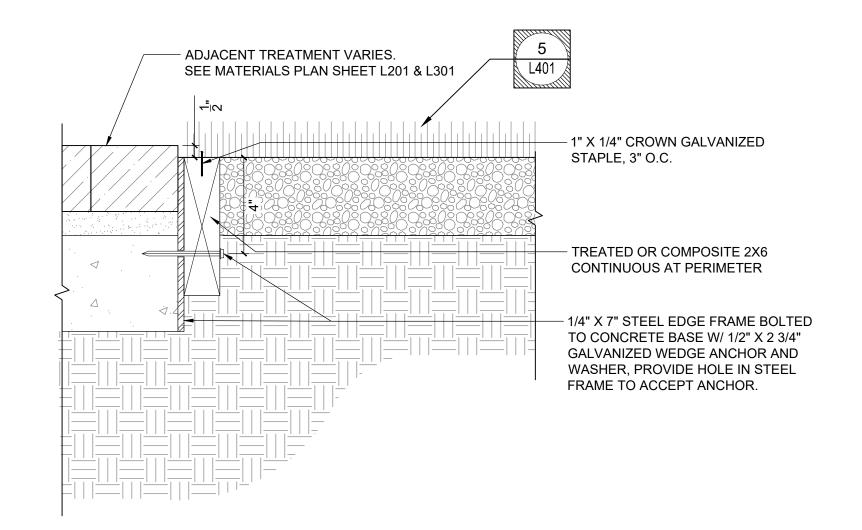


L401 SECTION 1 1/2" = 1'-0"

ORIGINAL SHEET SIZE: 24" X 36"

7/20/2021 10:54 AM DAPHNE BRICE Z:\TEMPLATES\SHEETS\CD SHEETS\LA\SHEET-24X36.DWT





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KEY MAP

SEAL

NOT FOR CONSTRUCTION

FAIRFIELD AT CROWN FARM

333 ELLINGTON BLVD.

GAITHERSBURG, MD. 20878

 REVISION / ISSUANCE

 NO.
 DESCRIPTION
 DATE

 01
 100% DESIGN DEVELOPMENT
 11/24/2020

 02
 FINAL SITE PLAN/ 75% CD
 01/15/2020

 03
 FINAL SITE PLAN RESUBMISSION
 04/02/2021

2020088

DESIGNED BY: KOKONAPINAR DRAWN BY: KG/ KAE/NR/AP

VERT: N/A HORZ: 1"=20'

CHECKED BY:

DETAILS - PAVING
TRANSITION

L402

1 CONCRETE PAVING TO UNIT PAVING 01
L402 SECTION

4 UNIT PAVER TO ARTIFICIAL TURF
L402 SECTION

1 1/2" = 1'-0"

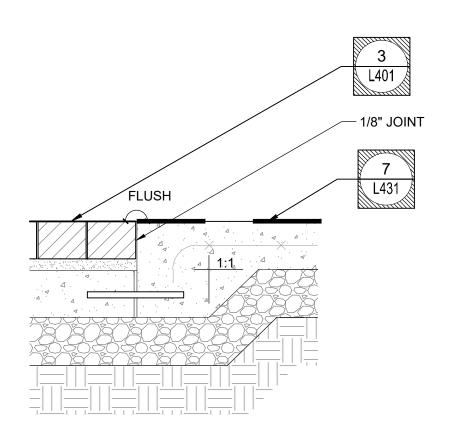
1 1/2" = 1'-0"

1 1/2" = 1'-0"

3" = 1'-0"

1/8" JOINT

4
L401



2 UNIT PAVING 01 TO UNIT PAVING 02
L402 SECTION

5 UNIT PAVING 01 TO POOL DECK

1 1/2" = 1'-0"

1/8" JOIN

8
L401

1/8" JOIN

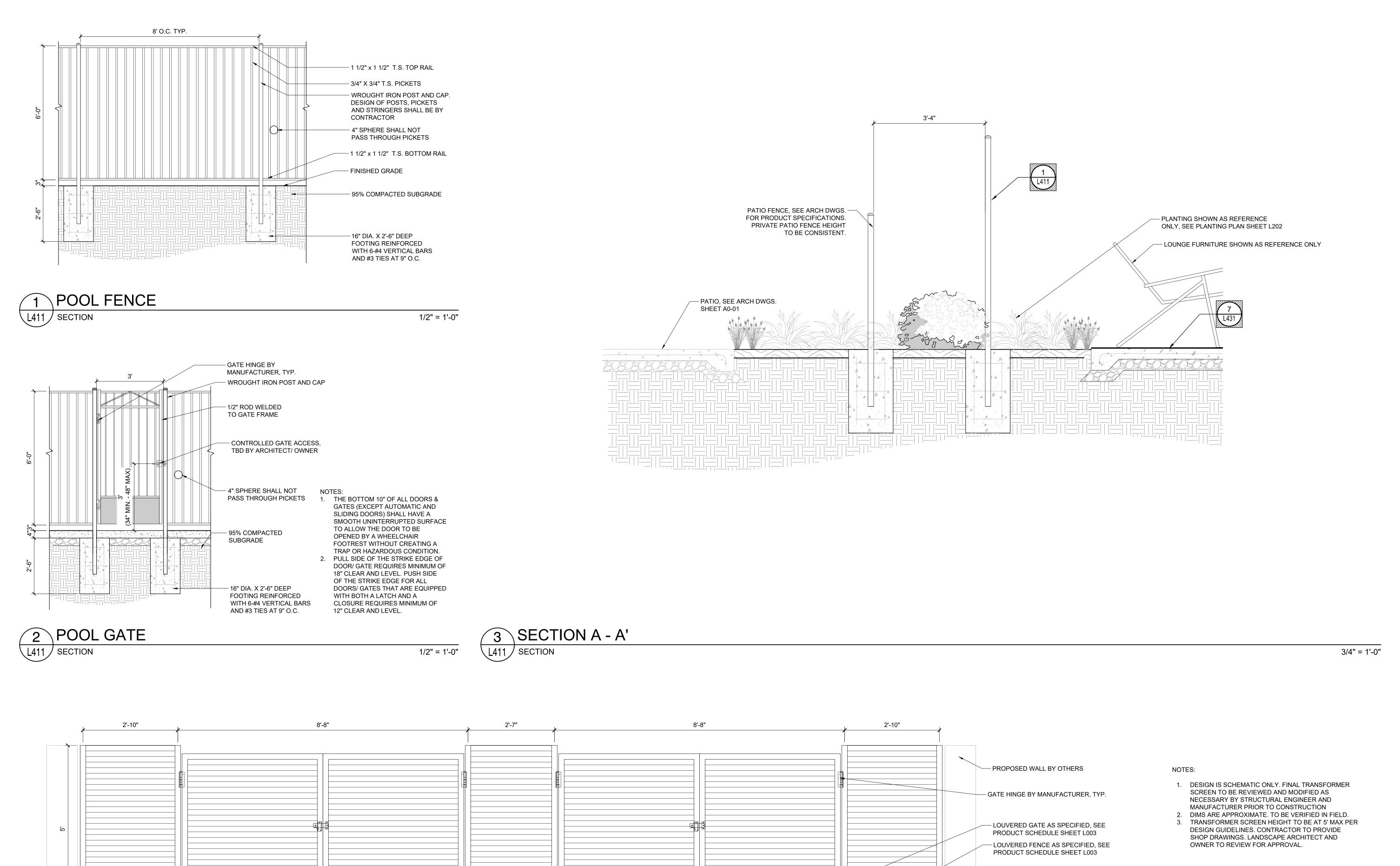
3 UNIT PAVING 01 TO UNIT PAVING 04

ING 04

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

7/20/2021 10:54 AM DAPHNE BRICE Z:\TEMPLATES\SHEETS\CD SHEETS\LA\SHEET-24X36.DWT

ORIGINAL SHEET SIZE: 24" X 36"



- SURFACE MOUNTED OR EMBEDDED.

CONTRACTOR TO PROVIDE SHOP

DRAWINGS.

— STEEL DROP CANE GATE STOP BY MANUFACTURER

LandDesign.

200 S. PEYTON STREET ALEXANDRIA, VA 22314 703.549.7784 WWW.LANDDESIGN.COM

KEY MAP

NOT FOR

CONSTRUCTION

FAIRFIELD AT CROWN FARM

333 ELLINGTON BLVD.

GAITHERSBURG, MD. 20878

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 04/02/2021

DESIGNED BY: KG/ AP/ NR DRAWN BY: KG/ AP/ NR CHECKED BY:

VERT: N/A
HORZ: NTS

(NOT TO SCALE)

DETAILS - FENCE

R

L411

L411 / ELEVATION

4 TRANSFORMER SCREEN

3/4" = 1'-0"

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

FINAL SITE PLAN APPROVAL

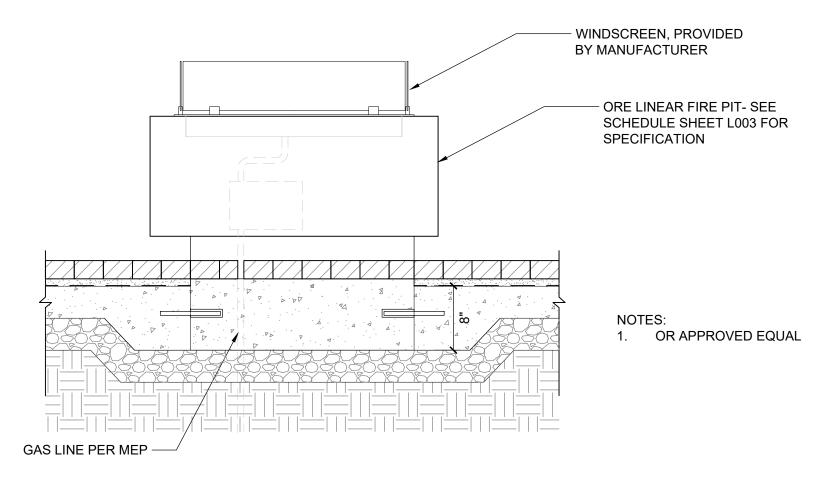
WITH SIX (6) CONDITIONS SEE S.D/A LETTER.

DATE 8/9/2021 BY Frame Johns

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

FINISH GRADE







NOT FOR

CONSTRUCTION

FAIRFIELD AT

CROWN FARM

333 ELLINGTON BLVD.

GAITHERSBURG, MD. 20878

2020088

REVISION / ISSUANCE

11/24/2020

01/15/2020

04/02/2021

DESCRIPTION 100% DESIGN

DEVELOPMENT FINAL SITE PLAN/

75% CD FINAL SITE PLAN

RESUBMISSION

DESIGNED BY: KG/ AP/ NR

DRAWN BY: KG/ AP/ NR

CHECKED BY:

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BENCH 01 L421 SECTION

PICTORAL

FIRE TABLE 01 & 02 L421 SECTION

1" = 1'-0"

1. OR APPROVED EQUAL



TRASH & RECYCLING RECEPTACLE 01

PICTORIAL

2 BENCH 02

PICTORAL



— BIKE RACK - 3 3/4"Ø X 1/4" STAINLESS STEEL FINISHING FLANGE - FINISHED GRADE OR APPROVED EQUAL 2. MOUNTING DETAIL VARIES PER ADJACENT PAVING MATERIAL. SEE MATERIALS PLAN 3. PROVIDE SHOP DRAWINGS FOR FINISHING FLANGE

3 PLANTER POT

PICTORIAL

6 BIKE RACK

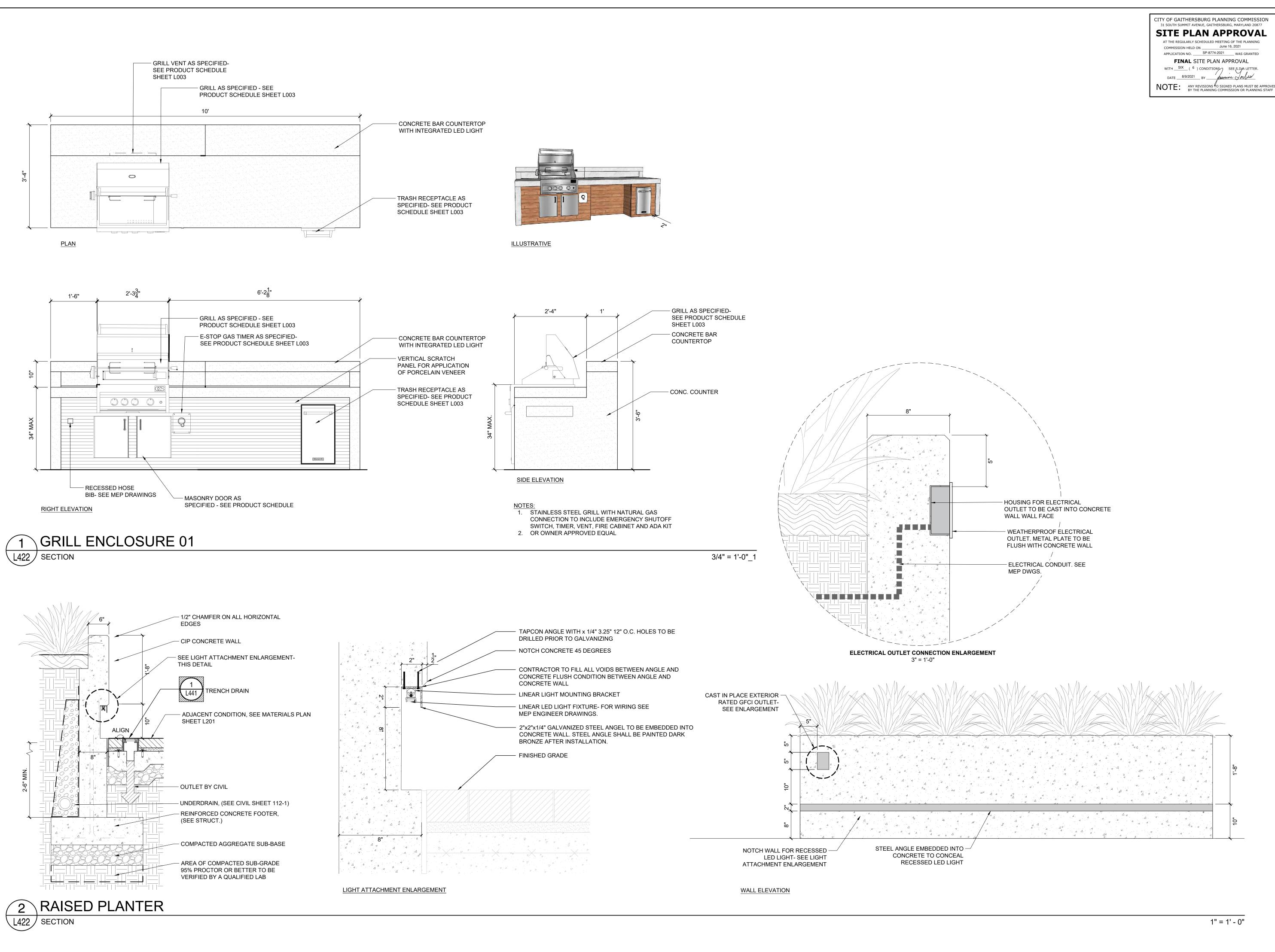
3/4" = 1'-0"

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877 **SITE PLAN APPROVAL** AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON _____ June 16, 2021 APPLICATION NO. SP-8774-2021 WAS GRANTED FINAL SITE PLAN APPROVAL

NOTE: ANY REVISIONS O SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

DETAILS - SITE FURNISHING WITH SIX (6) CONDITIONS SEE S.D.JA LETTER.

DATE 8/9/2021 BY From Johns



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NOT FOR CONSTRUCTION

FAIRFIELD AT CROWN FARM

333 ELLINGTON BLVD.

GAITHERSBURG, MD. 20878

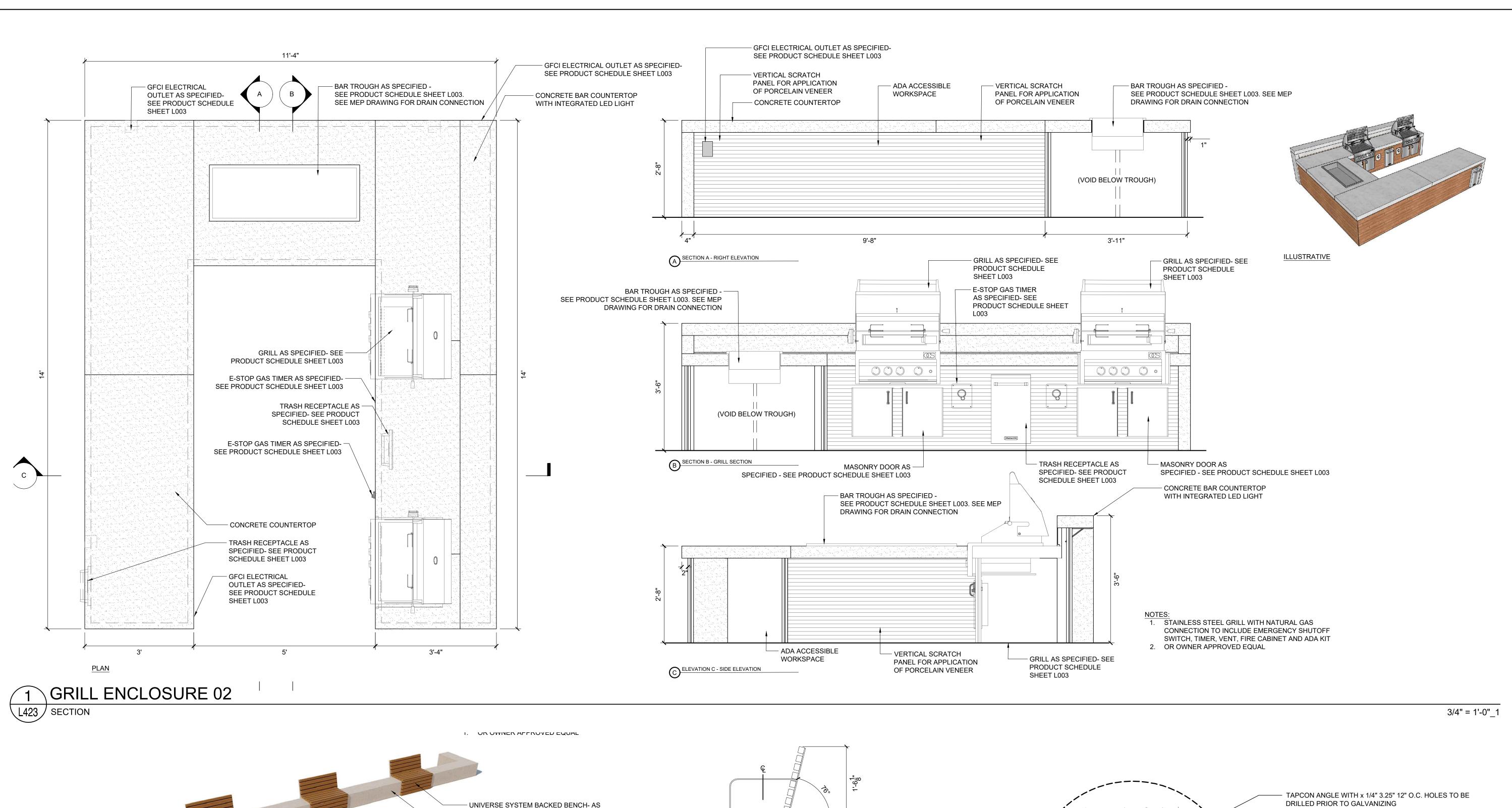
2020088 REVISION / ISSUANCE DESCRIPTION

100% DESIGN DEVELOPMENT FINAL SITE PLAN/ 01/15/2020 75% CD FINAL SITE PLAN 04/02/2021 RESUBMISSION

DESIGNED BY: KG/ AP/ NR

DRAWN BY: KG/ AP/ NR CHECKED BY:

DETAILS - CUSTOM



CITY OF GAITHERSBURG PLANNING COMMISSION SITE PLAN APPROVAL AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON June 16, 2021 APPLICATION NO. SP-8774-2021 WAS GRANTED FINAL SITE PLAN APPROVAL WITH SIX (6) CONDITIONS SEE S.D/A LETTER.

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703.549.7784

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NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVE BY THE PLANNING COMMISSION OR PLANNING STAFF

NOT FOR CONSTRUCTION

FAIRFIELD AT CROWN FARM

333 ELLINGTON BLVD.

GAITHERSBURG, MD. 20878

2020088 **REVISION / ISSUANCE** DESCRIPTION

- NOTCH CONCRETE 45 DEGREES

- LINEAR LIGHT MOUNTING BRACKET

MEP ENGINEER DRAWINGS.

BRONZE AFTER INSTALLATION.

- LINEAR LED LIGHT FIXTURE- FOR WIRING SEE

CONCRETE WALL

- FINISHED GRADE

- CONTRACTOR TO FILL ALL VOIDS BETWEEN ANGLE AND

- 2"x2"x1/4" GALVANIZED STEEL ANGEL TO BE EMBEDDED INTO CONCRETE WALL. STEEL ANGLE SHALL BE PAINTED DARK

3" = 1'-0"

CONCRETE FLUSH CONDITION BETWEEN ANGLE AND

100% DESIGN DEVELOPMENT FINAL SITE PLAN/ 01/15/2020 75% CD FINAL SITE PLAN RESUBMISSION

DESIGNED BY: KOKARPINIR DRAWN BY: KG/ KRE/NR/AP CHECKED BY:

HORZ: NTS

1" = 1'-0"

ORIGINAL SHEET SIZE: 24" X 36"

(NOT TO SCALE)

DETAILS - CUSTOM

L423

B SECTION B

- 1/2" CHAMFER ON ALL HORIZONTAL EDGES

- CIP CONCRETE WALL, FINISH AS SPECIFIED

- SEE LIGHT ATTACHMENT ENLARGEMENT C

- REINFORCED CONCRETE FOOTER

COMPACTED AGGREGATE SUB-BASE

- AREA OF COMPACTED SUB-GRADE, 95% PROCTOR OR BETTER TO BE

VERIFIED BY A QUALIFIED LAB

C ENLARGEMENT C

- ADJACENT PLANT BED

SEE STRUCTURAL

SPECIFIED; SEE PRODUCT SCHEDULE

CIP CONCRETE WALL, FINISH AS SPECIFIED

UNIVERSE SYSTEM BACKED BENCH- AS

SPECIFIED; SEE PRODUCT SCHEDULE

- CIP CONCRETE WALL, FINISH AS SPECIFIED

SHEET L003

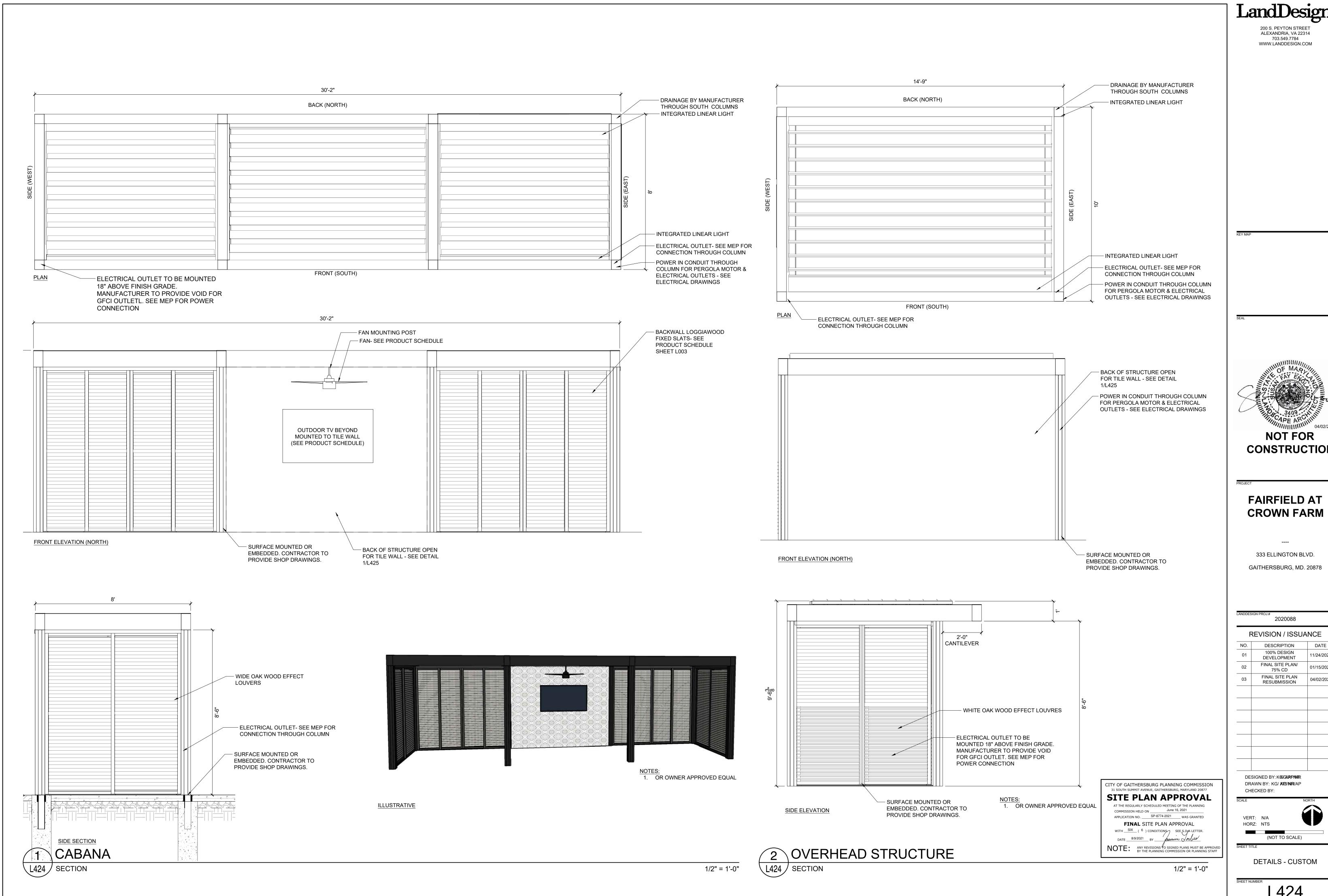
SHEET L003

4 4 4 4

(A) BENCH PLAN VIEW

2 BUILT IN BENCH 02

7/20/2021 10:55 AM DAPHNE BRICE Z:\TEMPLATES\SHEETS\CD SHEETS\LA\SHEET-24X36.DWT



01/15/2020

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NOT FOR

CONSTRUCTION

FAIRFIELD AT

CROWN FARM

333 ELLINGTON BLVD.

GAITHERSBURG, MD. 20878

2020088

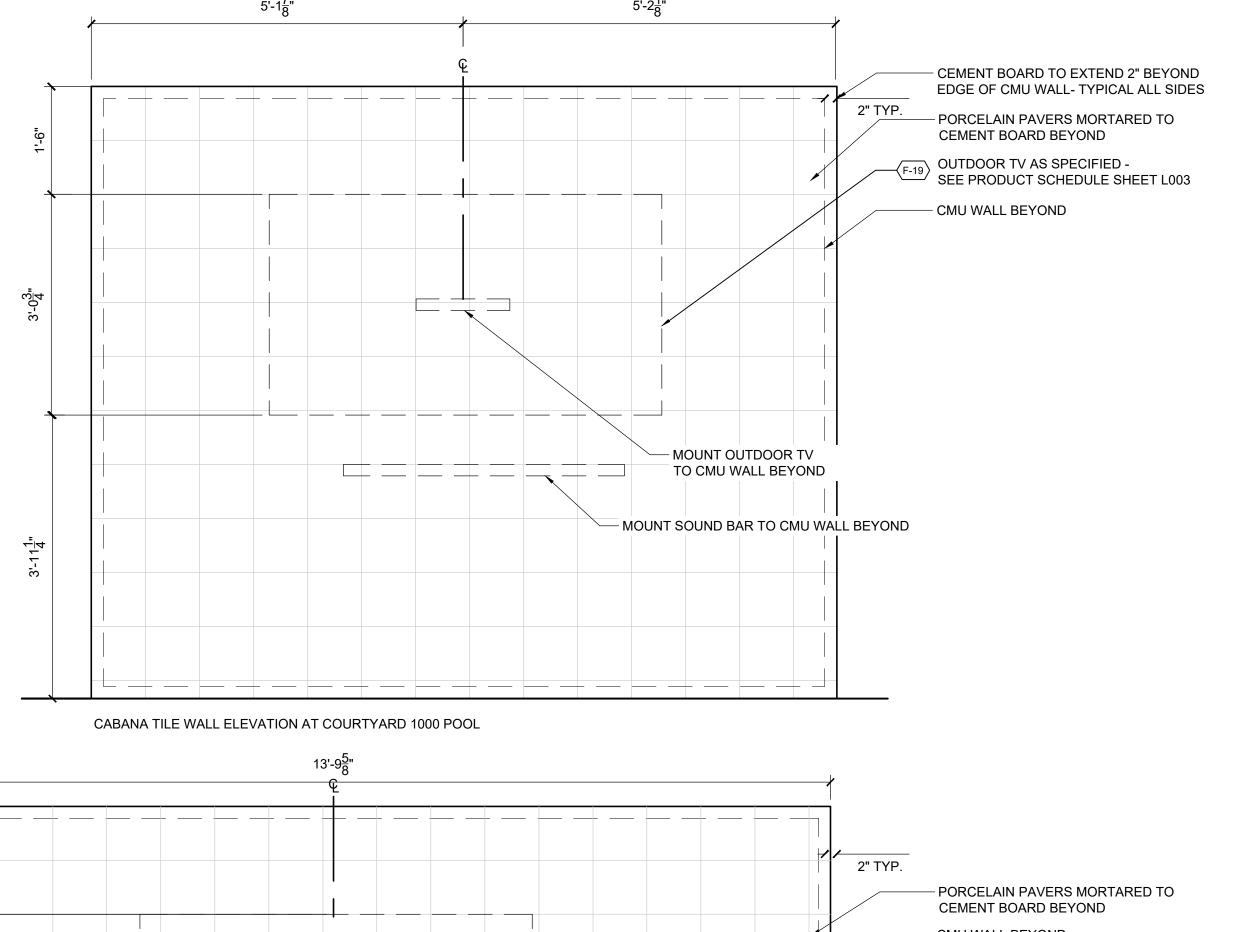
REVISION / ISSUANCE

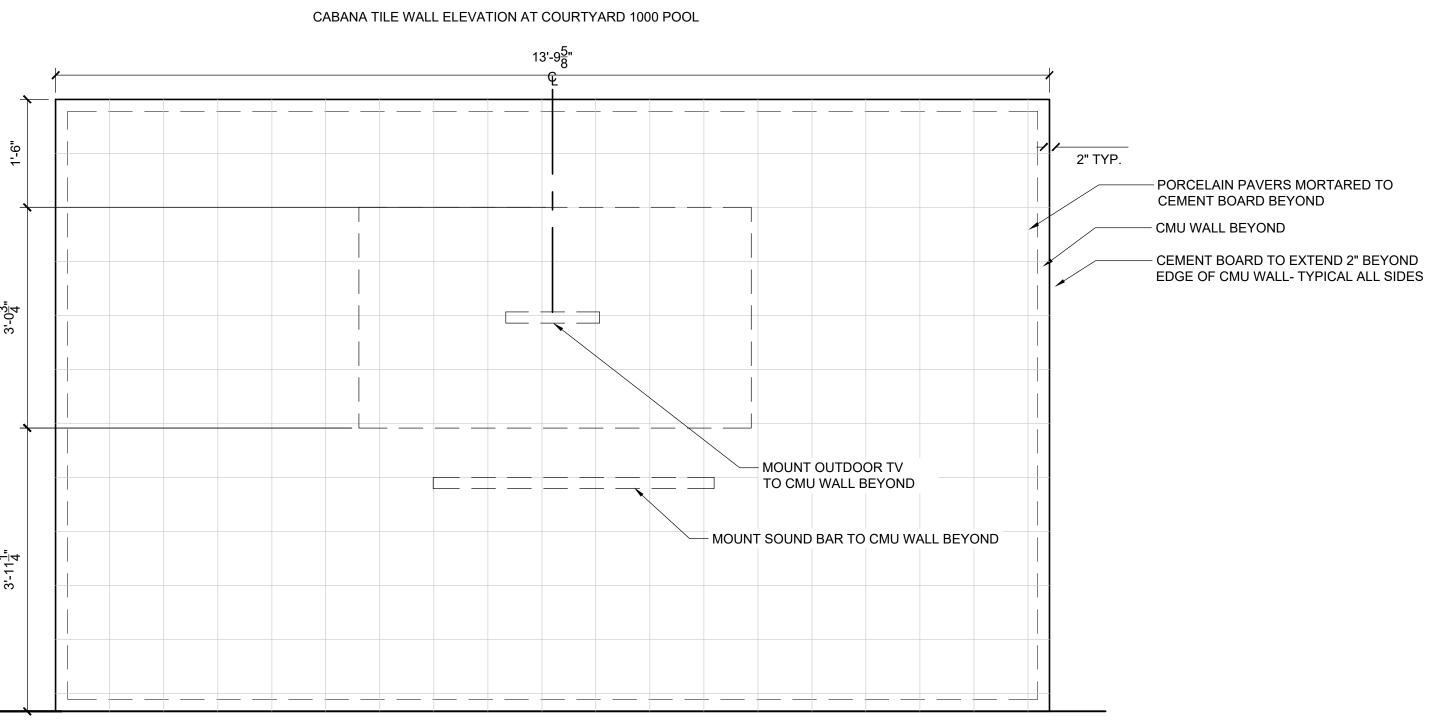
01/15/2020

DESCRIPTION

100% DESIGN DEVELOPMENT FINAL SITE PLAN/

75% CD FINAL SITE PLAN RESUBMISSION





OVERHEAD STRUCTURE TILE WALL ELEVATION AT COURTYARD 2000

TILE WALL

← SLOPE

CITY OF GAITHERSBURG PLANNING COMMISSION 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877 SITE PLAN APPROVAL AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON ______ June 16, 2021 APPLICATION NO. SP-8774-2021 WAS GRANTED

FINAL SITE PLAN APPROVAL WITH SIX (6) CONDITIONS SEE S.D.A LETTER.

DATE 8/9/2021 BY Frame of the second NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF

1" = 1'-0"

HORZ: NTS (NOT TO SCALE) DETAILS - CUSTOM

DESIGNED BY: KOKOKARPWARR

DRAWN BY: KG/ KRE/NR/AP

CHECKED BY:

—|||—|||—|||

— OUTDOOR TV, TO BE MOUNTED ON WALL

— SOUND BAR, TO BE MOUNTED ON WALL

- CMU BLOCK, SEE STRUCTURAL DWGS FOR

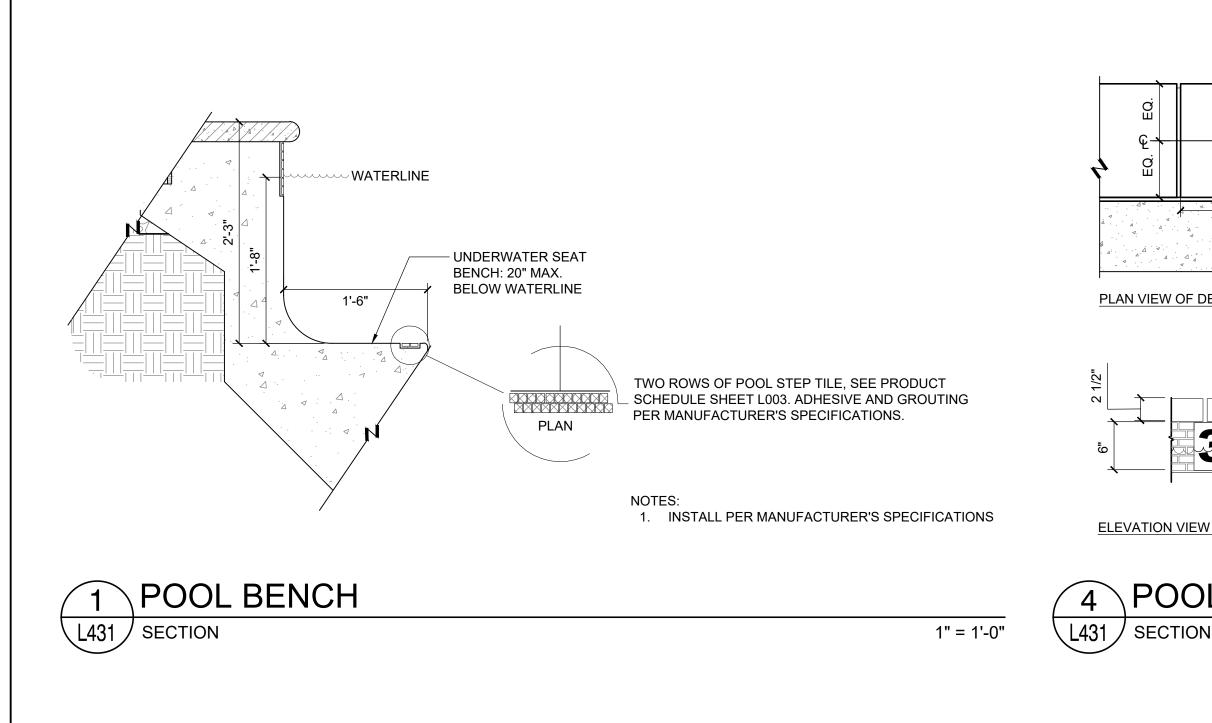
- REINFORCED CONCRETE FOOTER, (SEE STRUCT.)

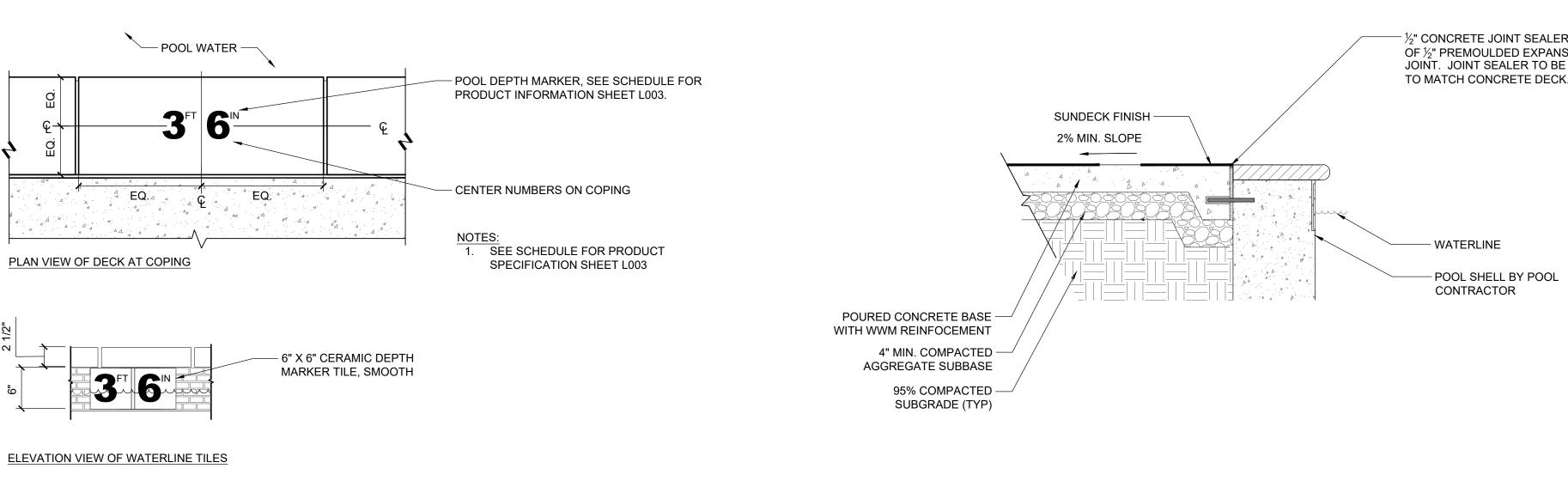
- COMPACTED AGGREGATE SUB-BASE

AREA OF COMPACTED SUB-GRADE, 95% PROCTOR OR BETTER TO BE

VERIFIED BY A QUALIFIED LAB

REINFORMENT DETAILS





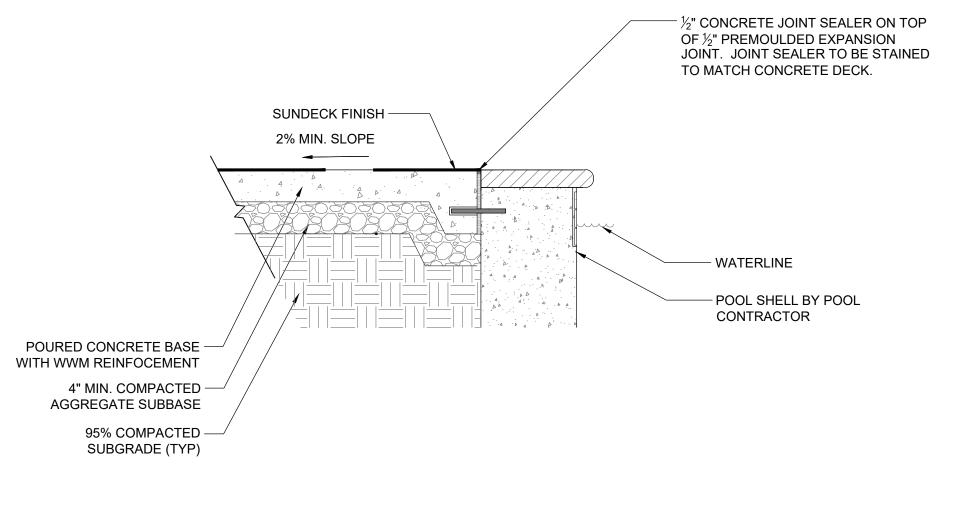
1" = 1'-0"

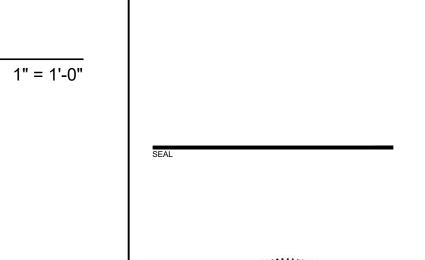
3/4" = 1'-0"

3/4" = 1'-0"

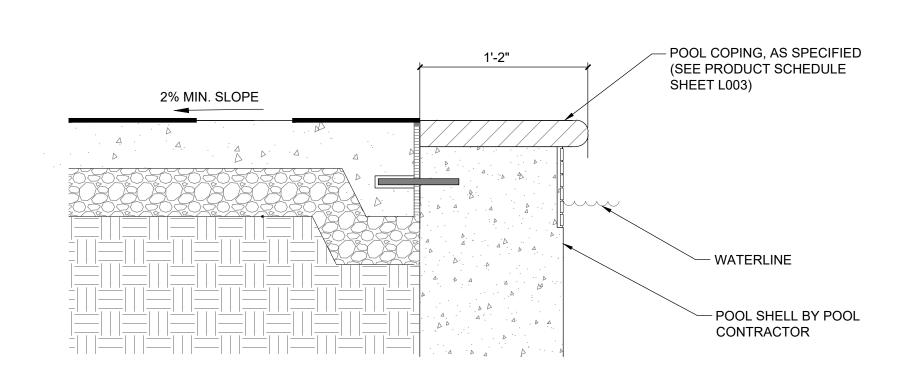
POOL DECK

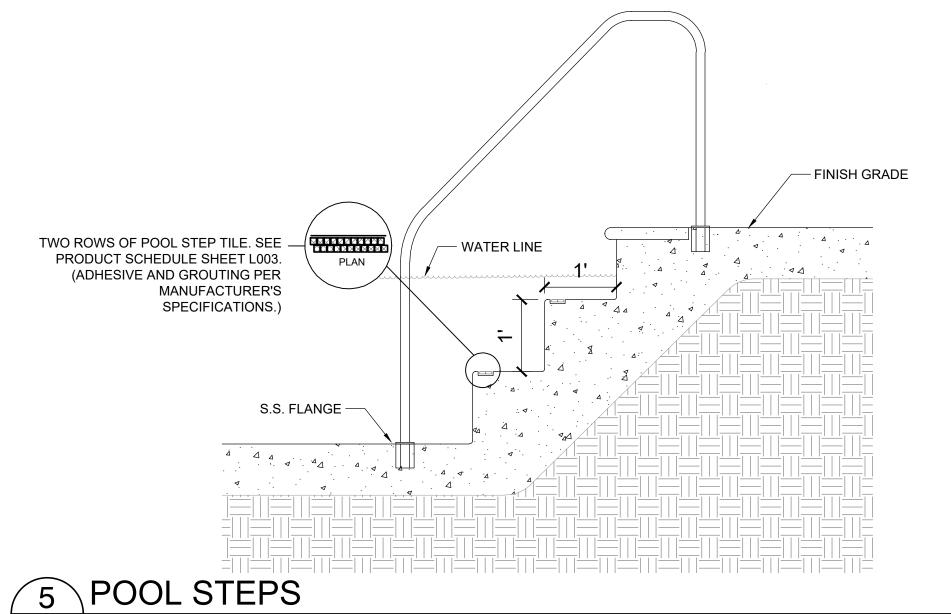
L431 / SECTION





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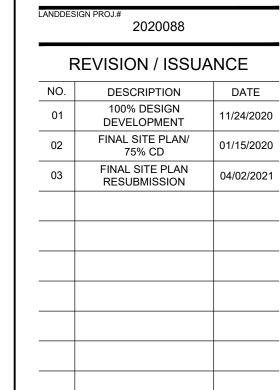
POOL DEPTH MARKERS





333 ELLINGTON BLVD.

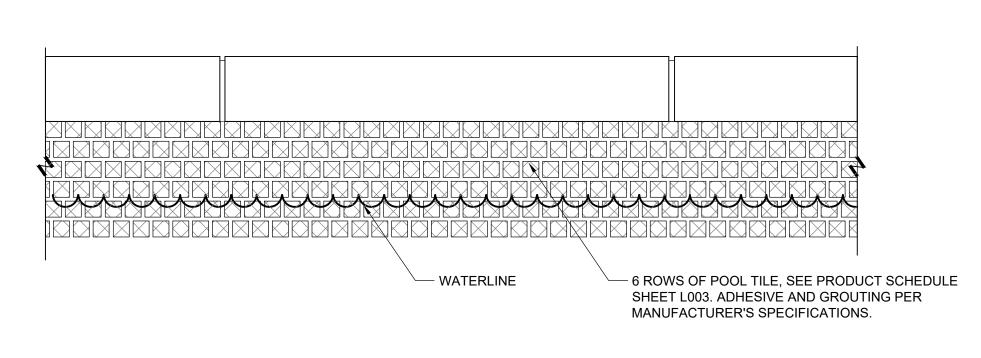
GAITHERSBURG, MD. 20878



DESIGNED BY: KG/ AP/ NR DRAWN BY: KG/ AP/ NR CHECKED BY:

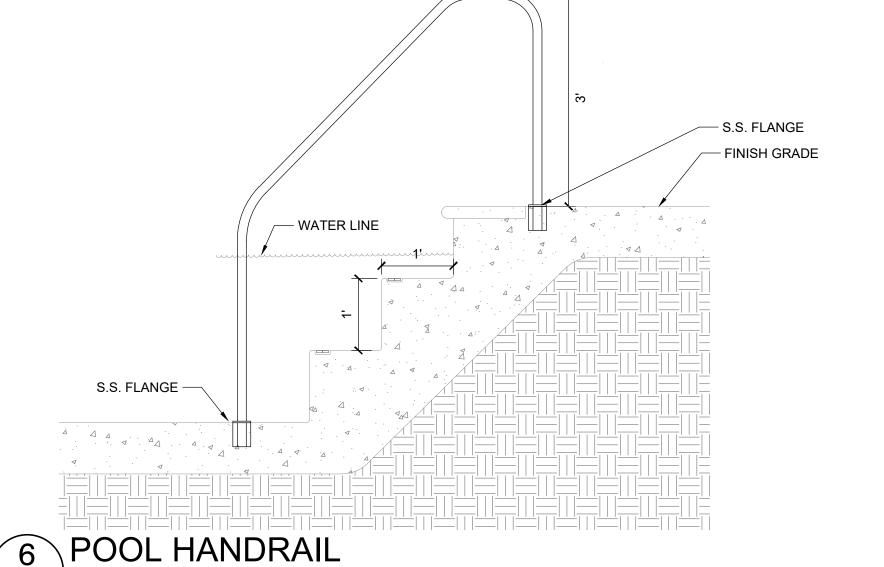
L431

DETAILS - POOL



1. INSTALL PER MANUFACTURER'S SPECIFICATIONS

3 POOL TILE L431 SECTION



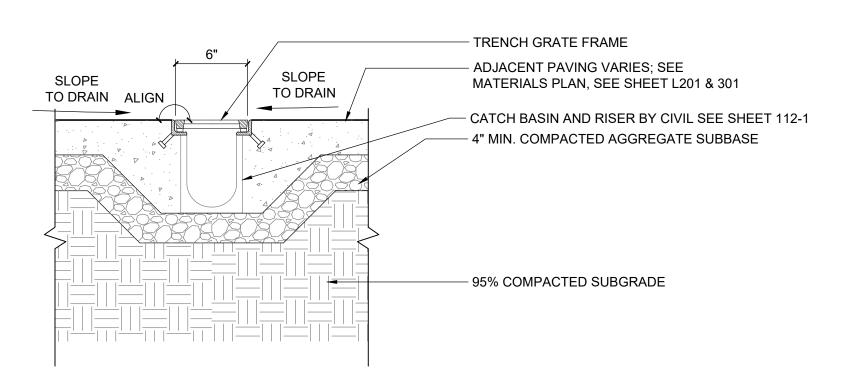
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CITY OF GAITHERSBURG PLANNING COMMISSION

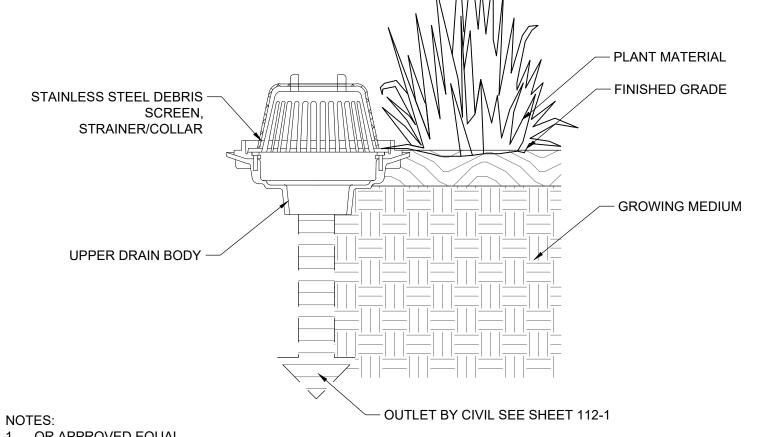
2 POOL COPING

L431 SECTION





L441 SECTION 1 1/2" = 1'-0"



OR APPROVED EQUAL
 SEE SCHEDULE FOR PRODUCT SPECIFICATIONS

3. INSTALL PLANTER DRAIN PER MANUFACTURER'S INSTRUCTIONS.

4. FOR DRAINS ON NATURAL GRADE, EXTEND PVC PIPE FROM DRAINS, CONNECT TO STORM DRAIN SYSTEM PER CIVIL DWGS, SEE SHEET 108-1.

5. FOR DRAINS IN PLANTERS IN COURTYARDS, SEE CIVIL'S ENGINEER'S PLAN

FOR ALL CONDUIT CONNECTIONS AND PIPE SIZING DATA, SEE SHEET 108-1.

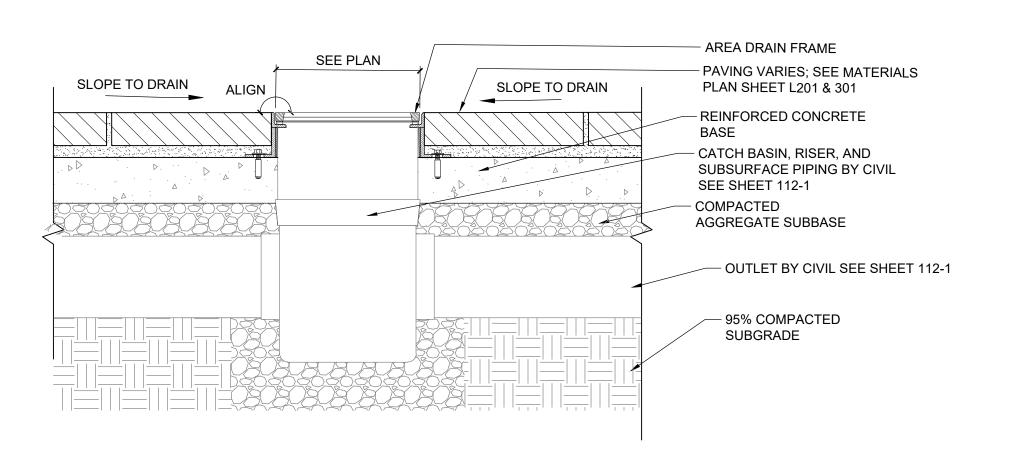
6. CONTRACTOR AND CIVIL TO SUBMIT SHOP DRAWINGS TO LANDSCAPE

ARCHITECT AND M.E.P. ENGINEER PRIOR TO ORDERING AND INSTALLATION.

2 PLANTER DRAIN

L441 SECTION

1 1/2" = 1'-0"



3 AREA DRAIN

441 / SECTION

1 1/2" = 1'-0"

LandDesign.

200 S. PEYTON STREET ALEXANDRIA, VA 22314 703.549.7784 WWW.LANDDESIGN.COM

Y MAP

EAL



NOT FOR CONSTRUCTION

FAIRFIELD AT CROWN FARM

333 ELLINGTON BLVD.

GAITHERSBURG, MD. 20878

DESIGNED BY: KG/ AP/ NR DRAWN BY: KG/ AP/ NR CHECKED BY:

VERT: N/A HORZ: NTS

HORZ: NTS

(NOT TO SCALE)

SHEET TITLE

DETAILS - DRAIN

L441

CITY OF GAITHERSBURG PLANNING COMMISSION

31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

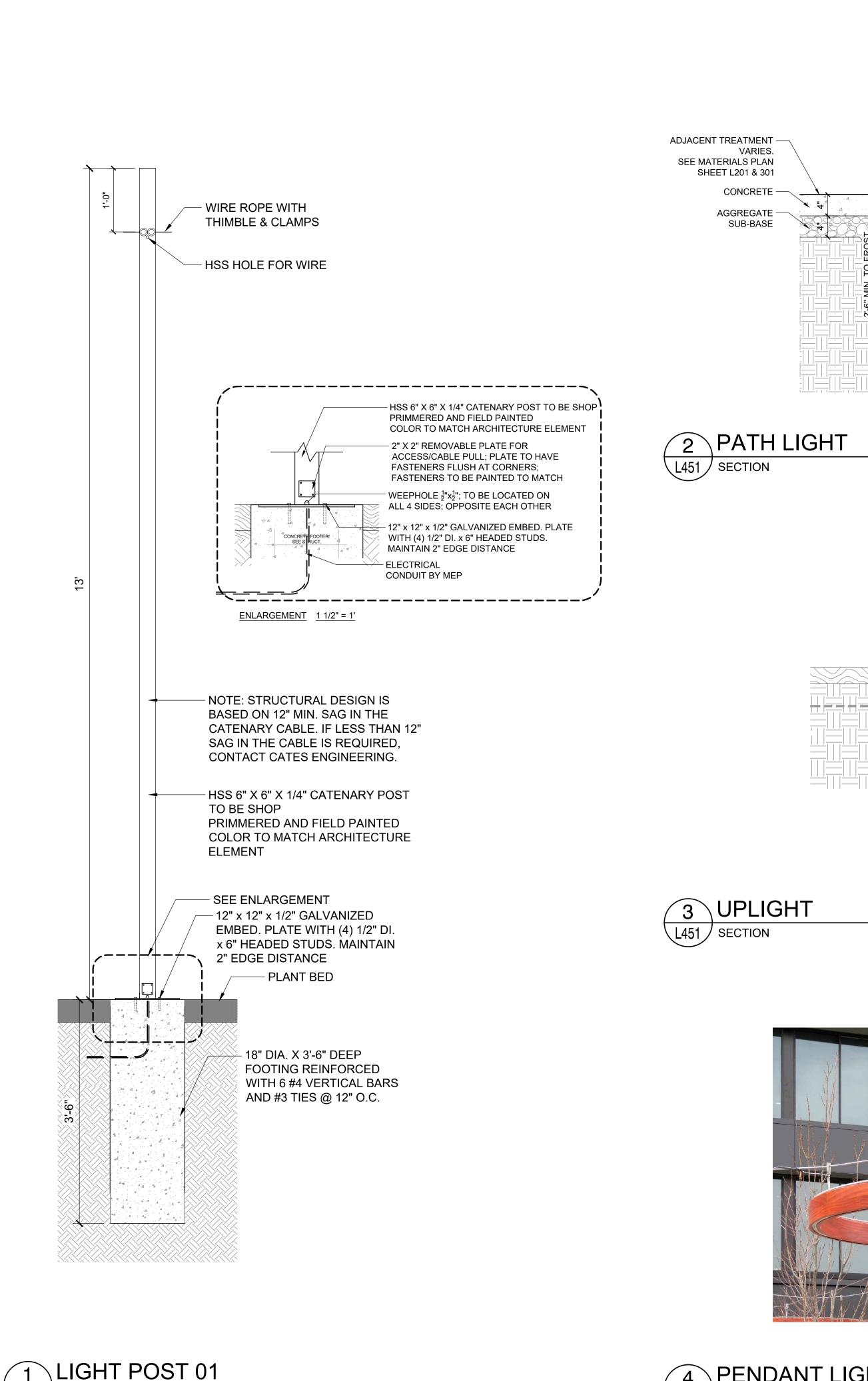
AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING
COMMISSION HELD ON _______ June 16, 2021

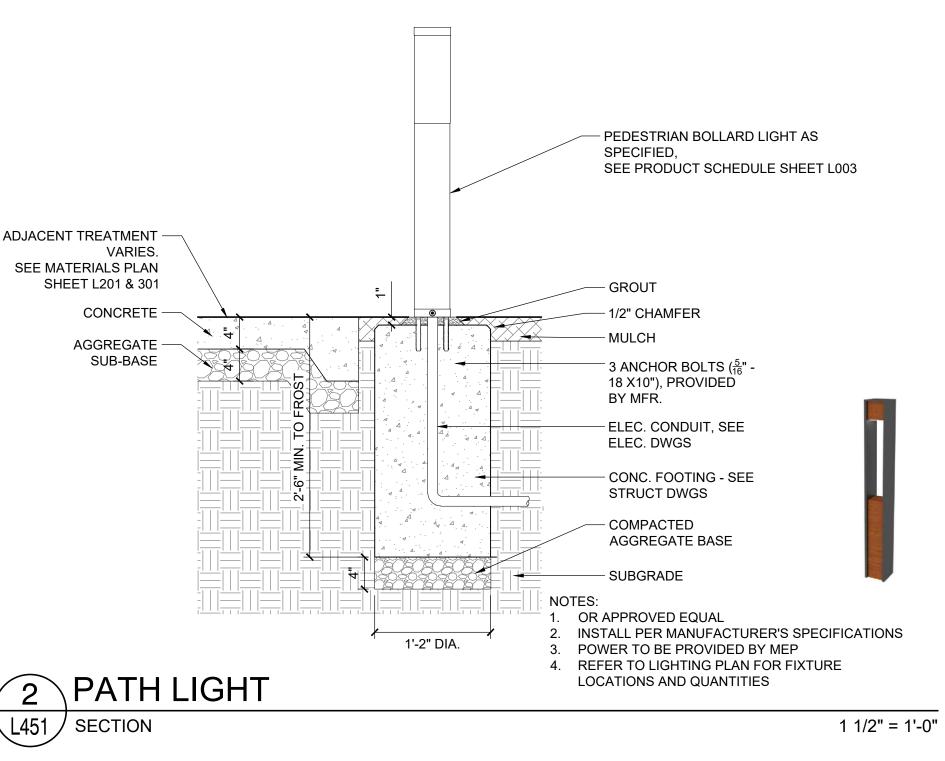
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WITH SIX (6) CONDITIONS SEE S.D.JA LETTER.

DATE 8/9/2021 BY From Johns

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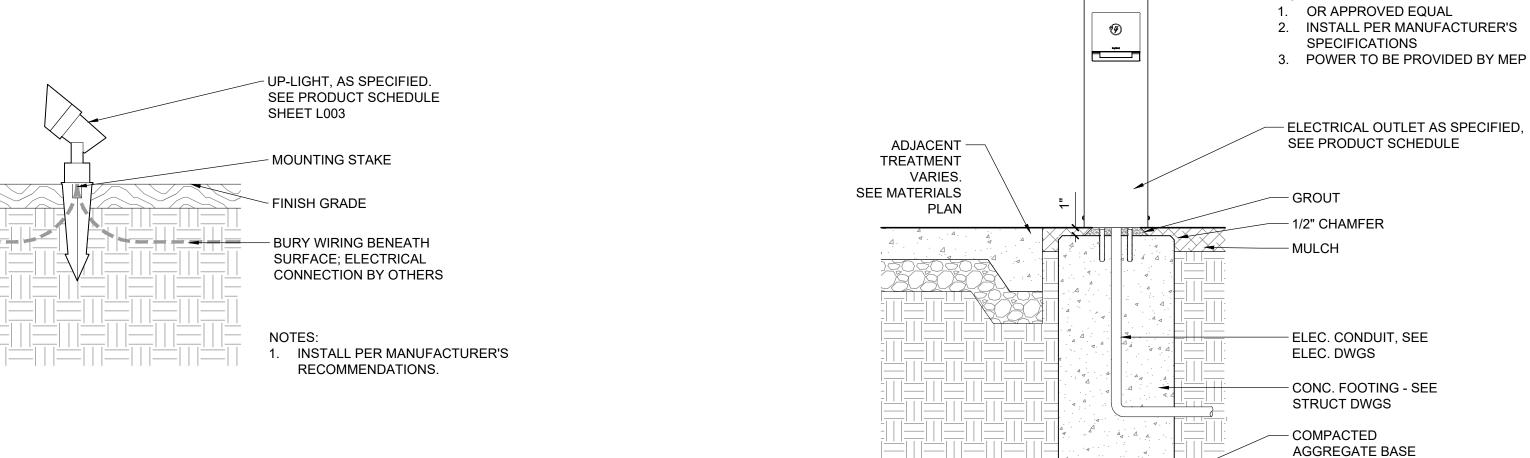


OR APPROVED EQUAL

5 STRING LIGHTS

PICTORIAL

- SUBGRADE



1 1/2" = 1'-0"

N/A

6 CHARGING STATION

L451 / PICTORIAL



1. OR APPROVED EQUAL

PENDANT LIGHT L451 PICTORIAL

1 1/2" = 1'-0"

7 OUTDOOR SPEAKER

OR APPROVED EQUAL

L451 PICTORIAL N/A

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CITY OF GAITHERSBURG PLANNING COMMISSION SITE PLAN APPROVAL AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING COMMISSION HELD ON June 16, 2021 APPLICATION NO. SP-8774-2021 WAS GRANTED FINAL SITE PLAN APPROVAL NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROBY THE PLANNING COMMISSION OR PLANNING STA

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FAIRFIELD AT CROWN FARM

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2020088 REVISION / ISSUANCE DESCRIPTION 100% DESIGN 11/24/2020 DEVELOPMENT FINAL SITE PLAN/ 01/15/2020 75% CD FINAL SITE PLAN 04/02/2021

RESUBMISSION

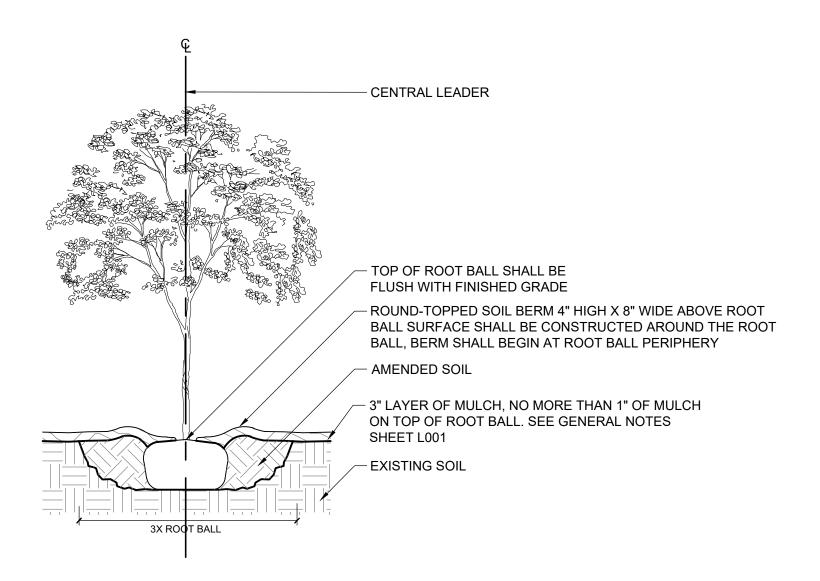
DESIGNED BY: KG/ AP/ NR DRAWN BY: KG/ AP/ NR CHECKED BY:

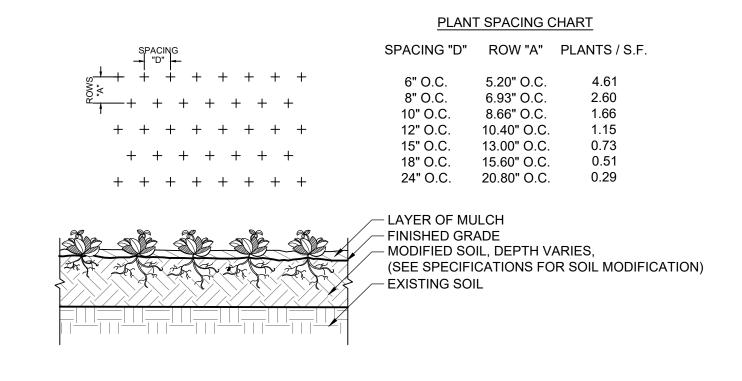
DETAILS - LIGHTS &

ELECTRICAL

L451 SECTION

N/A





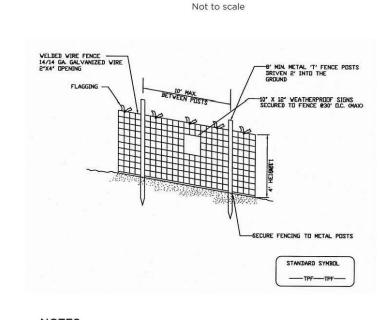
TREE PLANTING

L501 SECTION 3/8" = 1'-0"

GROUNDCOVER SPACING - TRIANGULAR L501 / SECTION

1/2" = 1'-0"

REMOVE NURSERY STAKE, IF CENTRAL LEADER NEEDS TO BE STRAIGHTENED OR HELD ERECT, IT IS ACCEPTABLE TO ATTACH A 1/2" X 8' BAMBOO POLE TO THE CENTRAL LEADER AND TRUNK - 32" LONG NON-ABRASIVE RUBBER TIES THREE (3) TWO INCH LODGE POLE STAKES, INSTALL APPROXIMATELY 2" AWAY FROM THE EDGE OF THE ROOT BALL, STAKE LOCATION INTERFERE WITH PERMANENT BRANCHES - LODGE POLE STAKES - RUBBER TREE TIES



Tree Protection Fence Detail

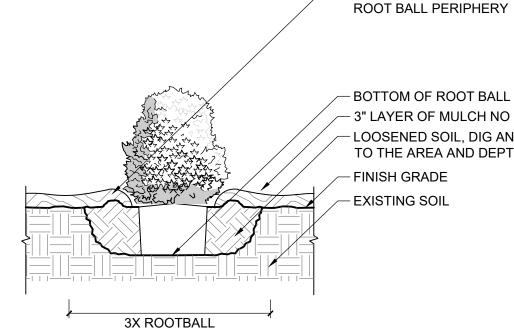
- 1. Practice may be combined with sediment control
- 2. Location and limits of fencing should be coordinated in field with arborist. Boundaries of protection area should be staked
- prior to installing protective device. Root damage should be avoided. Protection signage is required.
- Fencing shall be maintained throughout construction.

Montgomery County Planning Department • M M-NCPPC MontgomeryPlanning.org

2 TREE STAKING L501 SECTION

TREE PROTECTION

NTS



BOTTOM OF ROOT BALL RESTS ON EXISTING OR RECOMPACTED SOIL - 3" LAYER OF MULCH NO MORE THAN 1" OF MULCH ON TOP OF ROOT BALL LOOSENED SOIL, DIG AND TURN THE SOIL TO REDUCE THE COMPACTION TO THE AREA AND DEPTH SHOWN - FINISH GRADE

ROUND-TOPPED SOIL BERM 4" HIGH X 8" WIDE ABOVE ROOT BALL SURFACE

SHALL BE CONSTRUCTED AROUND THE ROOT BALL, BERM SHALL BEGIN AT

— EXISTING SOIL

3 SHRUB PLANTING

3/8" = 1'-0"

CITY OF GAITHERSBURG PLANNING COMMISSION 31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877 **SITE PLAN APPROVAL** AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING

COMMISSION HELD ON June 16, 2021 APPLICATION NO. SP-8774-2021 WAS GRANTED FINAL SITE PLAN APPROVAL WITH SIX (6) CONDITIONS SEE S.DJA LETTER.

DATE 8/9/2021 BY From Johns

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FAIRFIELD AT CROWN FARM

333 ELLINGTON BLVD.

GAITHERSBURG, MD. 20878

2020088 REVISION / ISSUANCE DESCRIPTION 100% DESIGN 11/24/2020 DEVELOPMENT FINAL SITE PLAN/ 01/15/2020 75% CD FINAL SITE PLAN 04/02/2021 RESUBMISSION

DESIGNED BY: KG/ AP/ NR DRAWN BY: KG/ AP/ NR CHECKED BY:

HORZ: NTS

(NOT TO SCALE)

DETAILS - PLANTING

PLANT SCHEDUL	E OV	ERAL	_L					
TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.		REMARKS
€.)	QUPH	9	QUERCUS PHELLOS / WILLOW OAK	B & B	4"	14` - 16`		STRONG CENTRAL LEADER
DECIDUOUS TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	<u>HT.</u>		REMARKS
رث	BTND	5	BETULA NIGRA `DURAHEAT` / DURA-HEAT RIVER BIRCH - R	B & B	5.5"	14` - 16`		SPECIMEN; MULTI-STEM; 3-5 CANES; 1 1/2" - 2" MIN. CAL. PER CANE
EVERGREEN TREES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	CONTAINER	<u>CAL</u>	<u>HT.</u>		REMARKS
000	THEG	37	THUJA OCCIDENTALIS `EMERALD GREEN` / EMERALD GREEN ARBORVITAE	B & B		8` - 10`		FULL TO BASE
ORNAMENTAL TREES	CODE	QTY	BOTANICAL / COMMON NAME	CONTAINER	CAL	HT.		REMARKS
$\langle \cdot \rangle$	CEHG	8	CERCIS CANADENSIS 'HEARTS OF GOLD' / HEARTS OF GOLD EASTERN REDBUD	B&B OR CONTAINER	2"-2.5"	8` - 10`		
	MAGJ	4	MAGNOLIA X `JUDY ZUK` / JUDY ZUK MAGNOLIA	B&B OR CONTAINER	2"-2.5"	8` - 10`		
SHRUBS	CODE	QTY	BOTANICAL / COMMON NAME	<u>SIZE</u>	HEIGHT_	SPREAD		REMARKS
	AURZ	20	AUCUBA JAPONICA 'ROZANNIE' / ROZANNIE JAPANESE LAUREL	 #5	18" - 24"	18" - 24"		
$\overline{\bullet}$	ADVW	45	AZALEA X `DELAWARE VALLEY WHITE` / VALLEY WHITE AZALEA	#5	18" - 24"	18" - 24"		
(•)	AGPW	268	AZALEA X `GIRARD`S PLEASANT WHITE` / GIRARD`S PLEASANT WHITE AZALEA	#3	15" - 18"	15" - 18"		
	FOGB	105	FOTHERGILLA GARDENII `BLUE MIST` / BLUE MIST FOTHERGILLA	#3	15" - 18"	15" - 18"		
						10 - 10		
(2,2,5)	HXAP		HAMAMELIS X INTERMEDIA `ARNOLD PROMISE` / ARNOLD PROMISE HYBRID WITCH HAZEL	B & B OR CONTAINER				
\$2 • \$3. \$2 • \$3.	HYLL	29	HYDRANGEA QUERCIFOLIA `LITTLE LIME` / OAKLEAF HYDRANGEA	#3	18" - 24"	18" - 24"		
	HYSQ	14	HYDRANGEA QUERCIFOLIA 'SNOW QUEEN' / SNOW QUEEN OAKLEAF HYDRANGEA	#5	24" - 30"	24" - 30"		
(·)	MYRP	25	MYRICA PENSYLVANICA / NORTHERN BAYBERRY	#7	30" - 36"	30" - 36"		
	PIBB	77	PIERIS X 'BROUWER'S BEAUTY' / BROUWER'S BEAUTY HYBRID PIERIS	#5	18" - 24"	18" - 24"		
4 · 3	RHSL	23	RHODODENDRON X `SNOW LADY` / SNOW LADY RHODODENDRON	#3	15" - 18"	15" - 18"		
	VIBP	12	VIBURNUM X PRAGENSE / PRAGUE VIBURNUM	# 7	30" - 36"	24" - 30"		
							ODAOINO	DEMARKO
GROUND COVERS	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	<u>SIZE</u>	COLOR	BLOOMS	SPACING	REMARKS
	CAGL	695	CAREX GLAUCODEA / BLUE SEDGE	4" POT			8" o.c.	
**************************************	CAPE	71	CAREX PENSYLVANICA / PENNSYLVANIA SEDGE	#1	-		12" o.c.	
(++++++++)	EPVS	140	EPIMEDIUM X VERSICOLOR `SULPHUREUM` / BICOLOR BARRENWORT	4" POT	YELLOW	APRIL	8" o.c.	
	EPV3	142	EPIMEDIUM X VERSICOLOR SULPHUREUM / BICOLOR BARRENWORT	4 POI	YELLOW	APRIL	6 O.C.	
	JUBC	44	JUNIPERUS HORIZONTALIS 'BLUE CHIP' / BLUE CHIP JUNIPER	1 GALLON			36" o.c.	
	ODUN	25	ODUIODOCON JADONICUS NAMUS / DWADE MONDO CDASS	TI AT			6"	
	OPHN	35	OPHIOPOGON JAPONICUS 'NANUS' / DWARF MONDO GRASS	FLAT	-	-	6" o.c.	
	SCHH	76	SARCOCOCCA HOOKERIANA VAR. HUMILIS / HIMALAYAN SARCOCOCCA, SWEETBOX	1 QUART			18" o.c.	
	200	4.000.05	con / con					
	SOD	1,608 SF	SOD / SOD	-				
ANNUALS	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	COLOR	BLOOMS	SPACING	REMARKS
	IPSC	12	IPOMOEA BATATAS `SWEET CAROLINE LIME` / SWEET CAROLINE LIME SWEET POTATO	4" POT	CHARTURSE FOLIAGE	_	10" o.c.	
PERENNIALS & ORNAMENTAL GRASSES	CODE	<u>QTY</u>	BOTANICAL / COMMON NAME	SIZE	COLOR	BLOOMS	SPACING	REMARKS
(AMSC	72	AMSONIA TABERNAEMONTANA `STORM CLOUD` / STROM CLOUD EASTERN BLUESTAR	1 GALLON	BLUE	EARLY SUMMER	20" o.c.	
19-7-1-2 9 19-7-1-2 9 19-7-1-2 9	BRUB	98	BRUNNERA MACROPHYLLA / SIBERIAN BUGLOSS	6" POT	BLUE & PURPLE-BLUE	APRIL - MAY	18" o.c.	
					2 2 12 5202			
	CLAA	258	CALAMAGROSTIS X ACUTIFLORA `AVALANCHE` / AVALANCHE FEATHER REED GRASS	#1	BEIGE	SUMMER	20" o.c.	
	COFM	396	COREOPSIS X `FULL MOON` TM / FULL MOON BIG BANG TICKSEED	#1	YELLOW	SUMMER - FALL	14" o.c.	
	001 W	000	GONZOF GIO X TOZZ MOGIN FIM / TOZZ MOGIN BIO B/INO FIGIROZZED	,,,	TEELOW	OOMINER TALE	11 0.0.	
	HEUT	156	HEUCHERA X 'TWIST OF LIME' / TWIST OF LIME CORAL BELLS	1 GAL	CHARTURSE FOLIAGE	EARLY-MID SUMMER	12" o.c.	
	HODW	66	HOSTA V 'DI HE HAWAII' / DI ANITAIN I II V	1.001	White	MID CHMMED	24"	
	HOBW	υυ	HOSTA X `BLUE HAWAII` / PLANTAIN LILY	1 GAL	WHITE	MID-SUMMER	24" o.c.	
	HODL	27	HOSTA X `DIAMOND LAKE` TM / DIAMOND LAKE SHADOWLAND PLANTAIN LILY	1 GAL	LAVENDER	EARLY SUMMER	30" o.c.	
	П ОБС	1	HUSTA X , DBVIBIE GRA, I DBVIDIE GRA DI VVILVIVI I II A	1 GAI		SHMMED	28" o o	
	HOPS	I	HOSTA X `PRAIRIE SKY` / PRAIRIE SKY PLANTAIN LILY	1 GAL	LAVENDER	SUMMER	28" o.c.	
	KNLL	35	KNIPHOFIA X `LADY LUCK` / LADY LUCK RED HOT POKER	BARE ROOT	WHITE + YELLOW	SUMMER	18" o.c.	
	1./ A T C	70	MATTELICCIA DENINGVI MANICA / OSTDICII FEDNI	1 CAI			16"	
	MATP	12	MATTEUCCIA PENNSYLVANICA / OSTRICH FERN	1 GAL.	-		16" o.c.	
	NEPB	258	NEPETA X FAASSENII `PURRSIAN BLUE` / PURRSIAN BLUE CATMINT	1 GALLON	BLUE	SUMMER	20" o.c.	
	-							
त्वातात्वात्वात्वात्वात्वात्वात्वात्वात्	PUSW	111	PULMONARIA OFFICINALIS `SISSINGHURST WHITE` / LUNGWORT	1 QUART	WHITE	LATE SPRING	14" o.c.	



200 S. PEYTON STREET ALEXANDRIA, VA 22314 703.549.7784 WWW.LANDDESIGN.COM



NOT FOR CONSTRUCTION

FAIRFIELD AT CROWN FARM

333 ELLINGTON BLVD.

GAITHERSBURG, MD. 20878

2020088 REVISION / ISSUANCE NO. DESCRIPTION 100% DESIGN 11/24/2020 DEVELOPMENT FINAL SITE PLAN/ 75% CD 02 01/15/2020 FINAL SITE PLAN RESUBMISSION 04/02/2021

DESIGNED BY: KOKACKARPINAR DRAWN BY: KG/ KR/P/AP CHECKED BY:

HORZ: NTS (NOT TO SCALE)

OVERALL PLANTING SCHEDULE

L600

CITY OF GAITHERSBURG PLANNING COMMISSION
31 SOUTH SUMMIT AVENUE, GAITHERSBURG, MARYLAND 20877

SITE PLAN APPROVAL

AT THE REGULARLY SCHEDULED MEETING OF THE PLANNING
COMMISSION HELD ON _______ June 16, 2021
APPLICATION NO. ______ SP-8774-2021 _____ WAS GRANTED

FINAL SITE PLAN APPROVAL

WITH SIX (6) CONDITIONS SEE S.D.JA LETTER.

DATE 8/9/2021 BY FROM ONLY

NOTE: ANY REVISIONS TO SIGNED PLANS MUST BE APPROVED BY THE PLANNING COMMISSION OR PLANNING STAFF